PAUL CARR Estate Agents Sales & Lettings

Great Wyrley 01922 701001 greatwyrley@paulcarrestateagents.co.uk



Meadowbank Grange, Great Wyrley
Walsall, WS6 6PT

Offers Over £325,000

SPACIOUS DETACHED FAMILY HOME WITH EN-SUITE, GARAGE AND BEAUTIFULLY ESTABLISHED GARDENS Occupying an attractive position, this spacious three-bedroom detached home offers thoughtfully arranged accommodation, generous reception space and a wonderfully mature rear garden, making it an excellent choice for modern family living. The property is entered through an enclosed porch, which opens into a welcoming central hallway with access to a convenient ground-floor cloakroom. To the rear, the well-proportioned living room provides an inviting space in which to relax, with a feature fireplace forming an attractive focal point and glazed doors opening directly onto the garden. The kitchen is fitted with an extensive range of cabinetry and complementary work surfaces, together with space for appliances and a breakfast table. A useful external door provides access to the side of the property. Completing the ground-floor accommodation is a separate dining room, ideally suited to family meals, formal dining and entertaining guests. The first floor offers three comfortable bedrooms, including an impressive principal bedroom with fitted wardrobes and a private en-suite shower room. Two further bedrooms provide excellent flexibility for family members, visiting guests or those wishing to create a dedicated home office. A family bathroom and useful landing storage complete the first-floor arrangement. Outside, the property benefits from a private driveway providing off-road parking and access to the integral garage. An established front garden and neatly maintained hedging complement the home's attractive exterior. The rear garden is a particularly appealing feature and has been thoughtfully landscaped to create several distinct areas for relaxing and entertaining. A generous paved patio offers an ideal setting for outdoor dining, while shaped lawns are surrounded by an abundance of mature shrubs, trees and planted borders. Decorative gravel, sleeper-edged pathways and established greenery combine to create an attractive garden with a wonderful sense of privacy. With its generous accommodation, separate reception spaces, three bedrooms, en-suite facilities, integral garage and impressive landscaped garden, this excellent detached family home must be viewed to be fully appreciated.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D

Services Connected: Water, gas, electric and mains drainage.

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Porch 2.02m (6'8") x 1.27m (4'2") plus 1.33m (4'5") x 1.33m (4'5")

Hallway 4.41m (14'6") x 1.65m (5'5") plus 1.33m (4'5") x 1.33m (4'5")

Dining Room 3.80m (12'6") x 2.18m (7'2") plus 1.33m (4'5") x 1.33m (4'5")

Kitchen 3.97m (13') x 2.82m (9'3") plus 1.33m (4'5") x 1.33m (4'5")

Living Room 4.44m (14'7") x 3.34m (10'11") plus 1.33m (4'5") x 1.33m (4'5")

Garage 4.12m (13'6") x 2.49m (8'2") plus 1.33m (4'5") x 1.33m (4'5")

WC 1.93m (6'4") x 0.81m (2'8") plus 1.33m (4'5") x 1.33m (4'5")

Landing 4.46m (14'7") x 1.26m (4'2") plus 0.30m (1') x 0.30m (1')

Bedroom 3 2.53m (8'4") x 2.37m (7'9") plus 0.30m (1') x 0.30m (1')

Store 0.90m (2'11") x 0.68m (2'3") plus 0.30m (1') x 0.30m (1')

Bathroom 2.12m (6'11") x 1.85m (6'1") plus 0.30m (1') x 0.30m (1')

Bedroom 2 2.87m (9'5") x 2.62m (8'7") plus 0.30m (1') x 0.30m (1')

Bedroom 1 4.71m (15'5") x 3.01m (9'10") plus 0.30m (1') x 0.30m (1')

En-suite 3.04m (10') x 1.26m (4'2") plus 0.30m (1') x 0.30m (1')







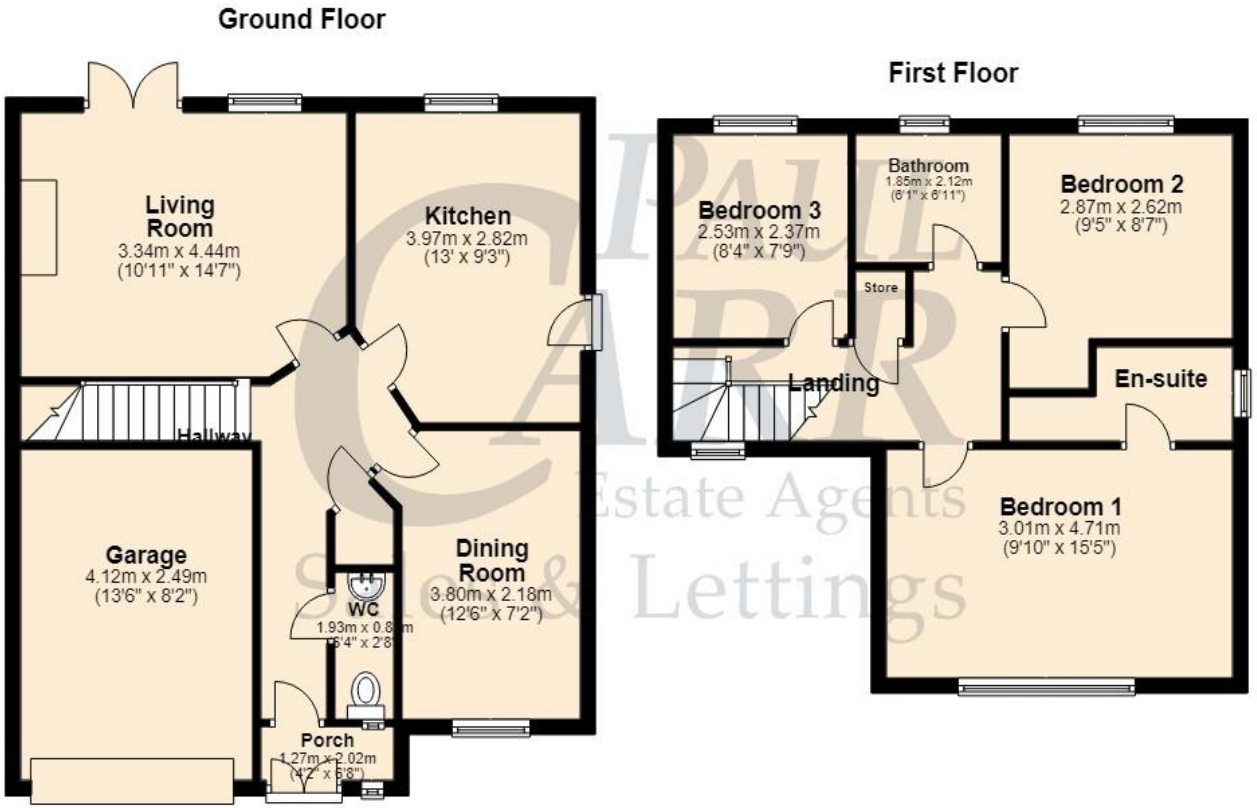




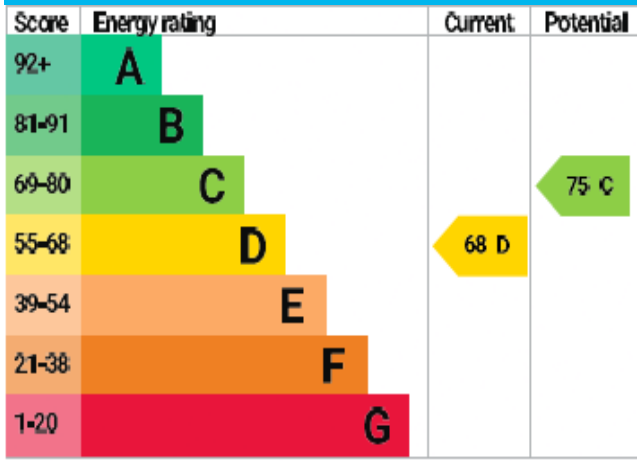


Floor Plan

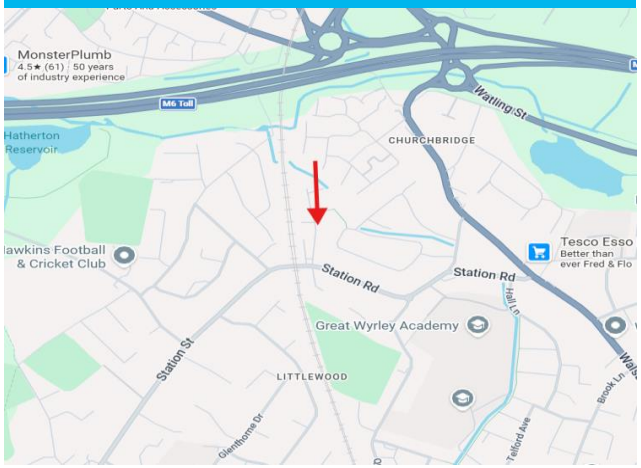
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location













Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.