



**Wyre Close
Walsall Wood**

Wyre Close Walsall Wood

Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious and particularly unique three-bedroom terraced house, occupying a generous corner plot within a quiet cul-de-sac.

A key feature of this property is the larger-than-average plot, which provides an unusual amount of outside space for a terraced home. In addition to the main rear garden, the property also benefits from a second, secluded and largely hidden garden area to the side, offering excellent potential for those looking for additional outdoor space, entertaining areas or simply a more private garden setting.

The property also offers excellent potential for further enlargement. Planning permission was previously approved for an extension to the property, which included extending the lounge and creating an additional bedroom. While purchasers should make their own enquiries with the relevant local authority regarding any previous planning consent and the potential to renew or reapply, this provides an exciting opportunity to further enhance and personalise what is already a unique home.

The accommodation is arranged over two floors and briefly comprises entrance porch/utility, reception hallway, spacious lounge, dining kitchen and new guest WC (2024) to the ground floor. To the first floor are three well-proportioned bedrooms and a new modern fitted family bathroom (2024).

Externally, the property benefits from residents' and visitors' parking, a good-sized rear garden and the additional hidden side garden, making this a particularly distinctive property with plenty of potential.



Further benefits include new windows and doors throughout and gas central heating throughout.

The property is well placed to take advantage of a wide range of amenities in Walsall, Aldridge and Sutton Coldfield town centres. The location also benefits from local shops, food outlets, leisure facilities, library and is within walking distance of local playing fields as well as Walsall Wood nature reserve. Commuter routes include access to the A461, A5 and M6 toll roads linking the midlands motorway network with both local, national bus and train routes.

RECEPTION HALLWAY:

LOUNGE:

4.99m x 3.27m

OPEN PLAN DINING KITCHEN:

2.82m x 5.55m

GUEST W/C:

FIRST FLOOR LANDING:

MASTER BEDROOM:

3.78m x 3.27m

BEDROOM TWO:

3.15m x 3.50m

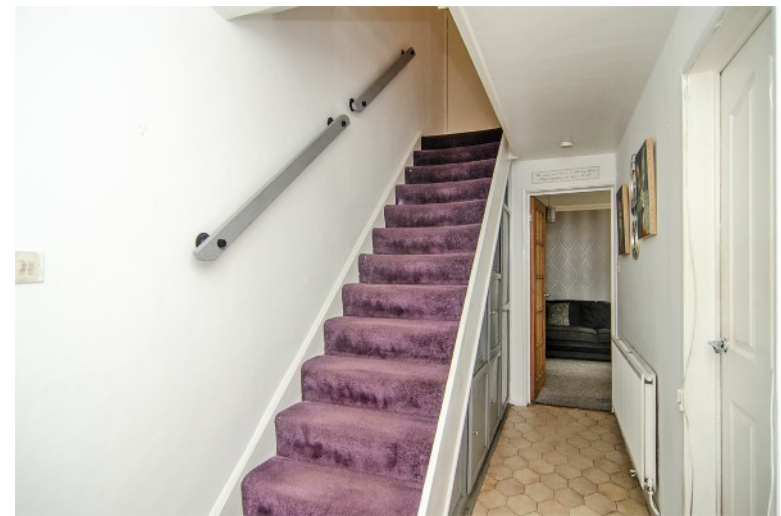
BEDROOM THREE:

6' 2" x 9' 2.31m x 2.93m

BATHROOM:

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

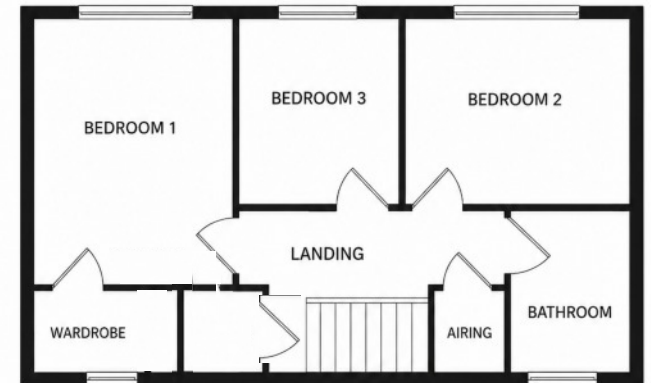
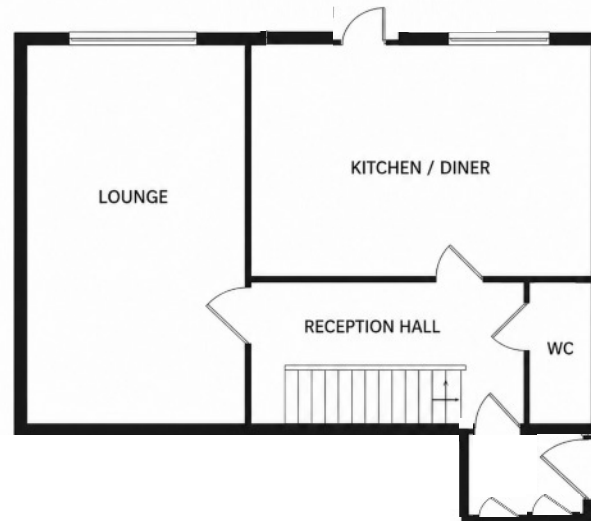




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