



Cedar Grove, Great Wyrley,
WS6 6QH

Offers in the Region Of £465,000

IMPECCABLY PRESENTED EXECUTIVE DETACHED PROPERTY - FOUR BEDROOMS WITH TWO EN-SUITES

Paul Carr Estate Agents are delighted to offer this impressive family home located in a highly regarded area of Great Wyrley close to a choice of reputable schools and within easy reach of the M6 Toll and M54/M6 motorway network.

The property is presented to a 'Show Home' standard throughout and is situated in a quiet cul-de-sac within easy reach of local amenities.

Set behind driveway parking and a single garage the internal layout briefly comprises of an entrance porch and entrance hallway with a guest cloakroom.

The spacious lounge has a bay window to the front and doors lead to the dining room with sliding patio doors to the garden. The standout feature of the house is the stylish modern kitchen with granite worktops, an island ideal for families to relax and perfect for entertaining.

A separate utility room has space for appliances and a door into the garage.

To the first floor are four bedrooms and three bathrooms.

The master bedrooms suite has fitted wardrobes and a luxurious en-suite.

The second double bedroom has an en-suite shower room and the third bedroom has fitted wardrobes.

Outside to the rear is a private garden with a patio area, lawn garden, feature pond and a decked seating area.

A garden room offers space for a home office, gym or bar/games room.

This fabulous and tremendously well-maintained family home is offered with NO ONWARD CHAIN.

Call Paul Carr Great Wyrley to arrange an appointment to view!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Water, Drainage, Gas, Electric

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on **01922 701 001**

or via **greatwyrley@paulcarrestateagents.co.uk**



Porch

Hall

WC

Living Room

5.19m (17') into bay x 3.31m (10'10")

Dining Room

3.35m (11') x 2.92m (9'7")

Kitchen/Breakfast Room

4.89m (16'1") x 3.35m (11') max

Utility Room

1.85m (6'1") x 1.63m (5'4")

Garage

Landing

Bedroom 1

4.31m (14'1") x 3.45m (11'4")

En-suite 1

Bedroom 2

3.58m (11'9") x 3.22m (10'7")

En-suite 2

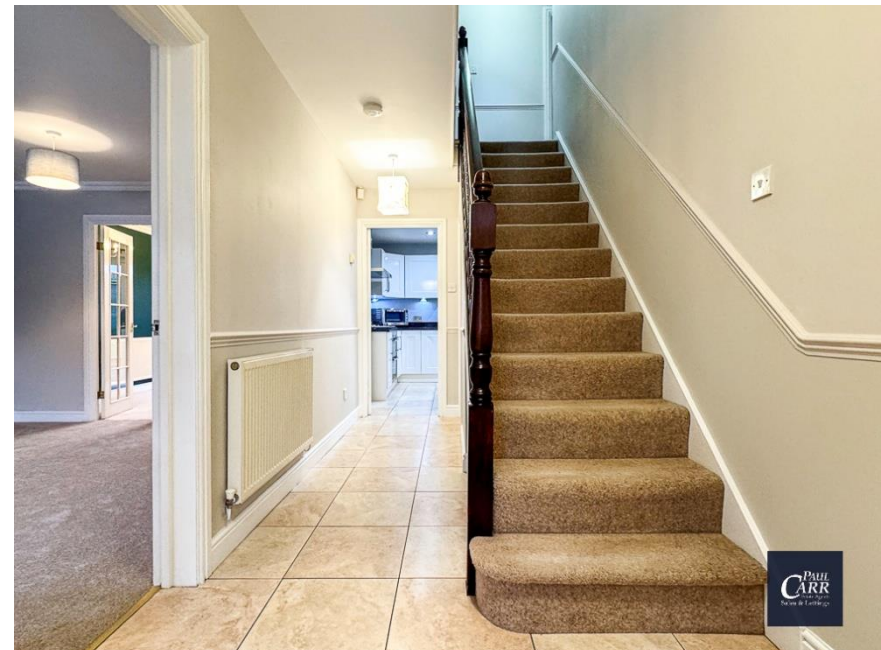
Bedroom 3

3.36m (11') into fitted wardrobe x 2.42m (7'11")

Bedroom 4

2.57m (8'5") x 2.41m (7'11")

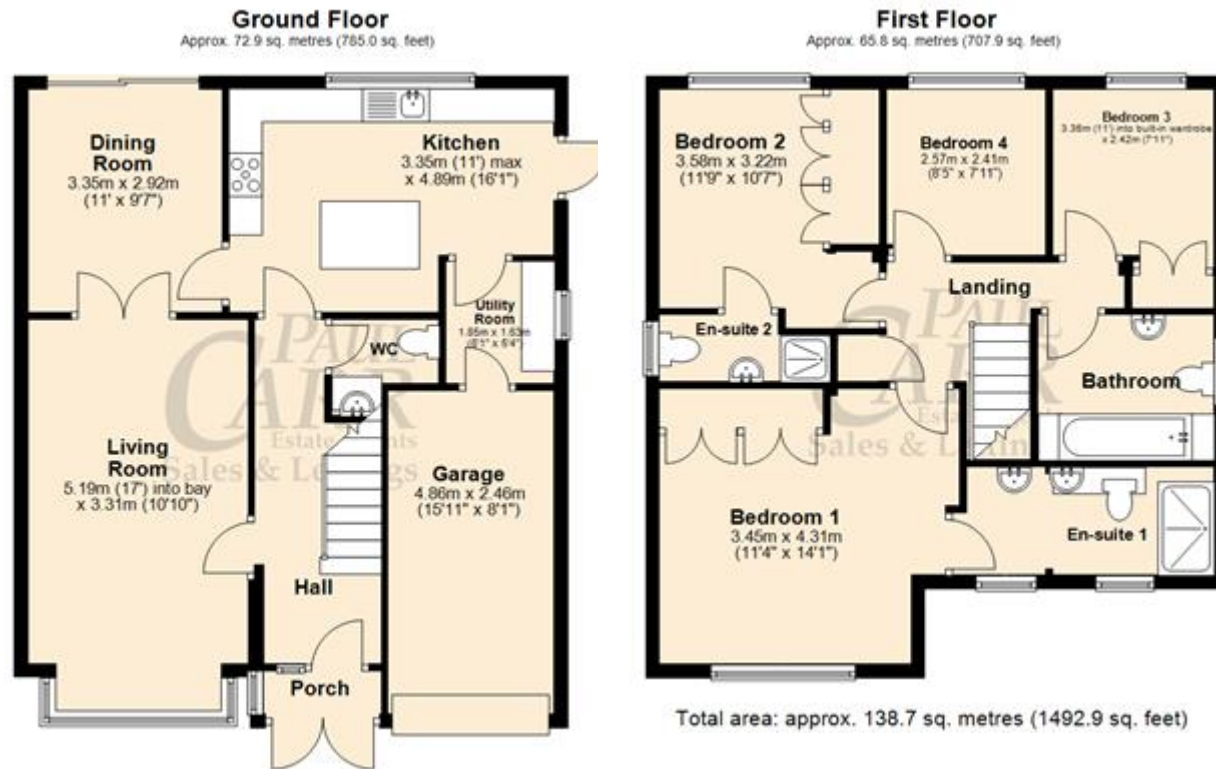
Bathroom





Floor Plan

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



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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: 22nd December 2025

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 £40 + VAT (£48 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.