



Walsall Road, Great Wyrley
Walsall, WS6 6DR

Offers in Excess of £625,000

Exceptional Extended Family Home with Detached Two-Storey Annex

This beautifully presented and substantially extended four bedroom detached family home offers spacious and versatile accommodation in a highly sought-after residential location.

Finished to an excellent standard throughout, the property features multiple reception rooms including a spacious lounge, separate sitting room, open-plan dining area and bright conservatory overlooking the landscaped rear garden.

The modern fitted kitchen is complemented by a separate utility room, contemporary ground floor shower room and a dedicated study/home office ideal for remote working.

To the first floor are four well-proportioned bedrooms and a stylish family bathroom, with the impressive principal bedroom benefiting from adjoining dressing rooms.

A standout feature of the property is the detached two-storey annex, providing its own reception/living area and kitchen to the ground floor, together with a large upstairs room suitable for use as a bedroom, office, gym, studio or guest accommodation, making it ideal for multi-generational living.

Externally, the property benefits from ample off-road parking, a covered carport and a beautifully maintained rear garden designed for both entertaining and family enjoyment. A rare opportunity to acquire a substantial and highly flexible family home offering exceptional space both inside and out.

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.



Hallway

Lounge / Sitting Room 23' 4" x 12' 10" (7.10m x 3.92m)

Dining Area 10' 11" x 10' 5" (3.32m x 3.18m)

Conservatory 10' 10" x 7' 9" (3.30m x 2.35m)

Breakfast Kitchen 15' 10" x 10' 10" (4.83m x 3.30m)

Utility Room

Shower Room

Study 9' 5" x 8' 0" (2.86m x 2.43m)

First Floor Landing

Bedroom One 15' 3" x 12' 1" (4.64m x 3.68m)

Dressing Rooms

Bedroom Two 13' 0" into bay x 12' 1" (3.96m x 3.69m)

Bedroom Three 12' 0" x 8' 2" (3.66m x 2.50m)

Bedroom Four 6' 10" x 5' 11" (2.08m x 1.80m)

Bathroom 8' 8" x 5' 9" (2.65m x 1.75m)

Annexe Building

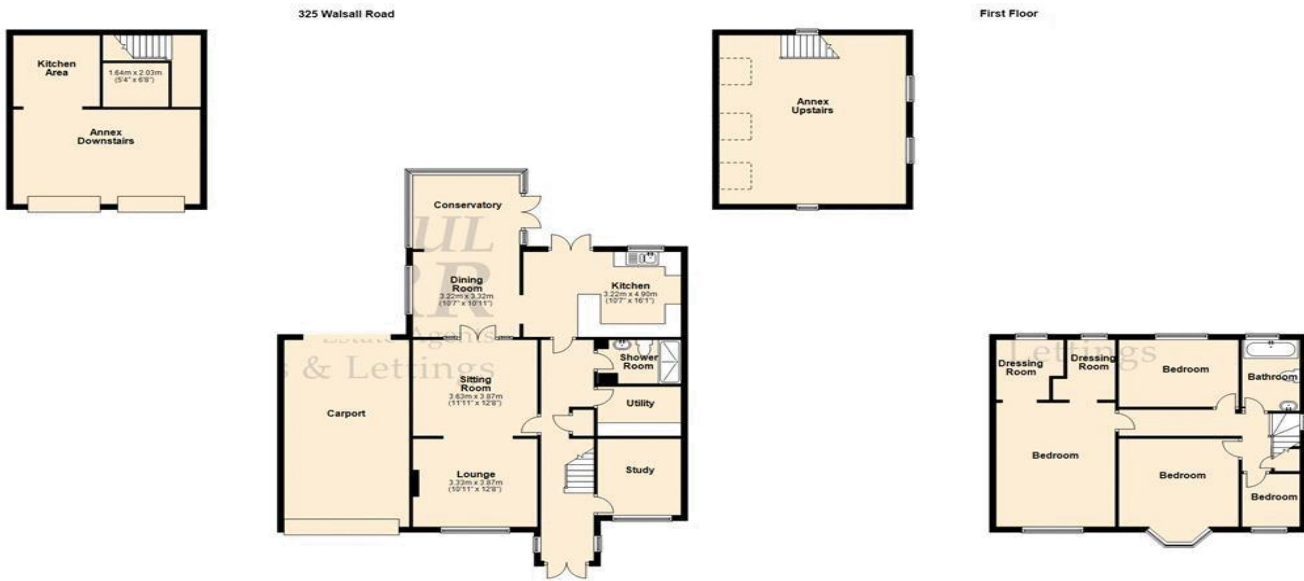
Carport 23' 6" x 12' 10" (7.16m x 3.90m)





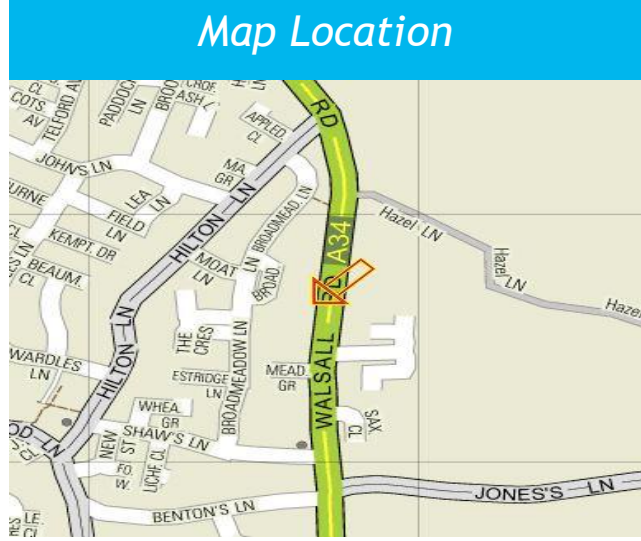
Floor Plan

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



Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







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: 1st July 2019

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