



Achilles Close, Great Wyrley  
Walsall, WS6 6JW

**Offers Over £150,000**

A well presented and deceptively spacious two-bedroom terraced home situated in a popular residential location within Great Wyrley, conveniently positioned within walking distance of Landywood railway station, making it an excellent choice for commuters, first-time buyers and investors alike.

The property briefly comprises an entrance porch leading into a spacious and welcoming lounge featuring a charming fireplace and ample living space. To the rear is a fitted kitchen offering a range of wall and base units, with access through to a bright conservatory providing versatile additional reception space overlooking the private rear garden.

To the first floor, the property offers two generous double bedrooms along with a modern family bathroom fitted with a contemporary white suite and shower over bath. Externally, the enclosed rear garden has been designed for low maintenance with patio and gravelled areas, ideal for relaxing or entertaining. The property further benefits from a detached garage, providing useful storage or secure parking.

Additional benefits include gas central heating, double glazing and a convenient location close to local amenities, schools and excellent transport links.

Early viewing is highly recommended to fully appreciate the size, location and potential this lovely home has to offer.

**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.



Porch

Living Room 4.70m (15'5") x 3.61m (11'10")

Hall

Kitchen 3.45m (11'4") x 1.78m (5'10")

Orangery

Bedroom 1 3.61m (11'10") x 3.07m (10'1")

Bedroom 2 2.87m (9'5") x 2.00m (6'7")

Bathroom

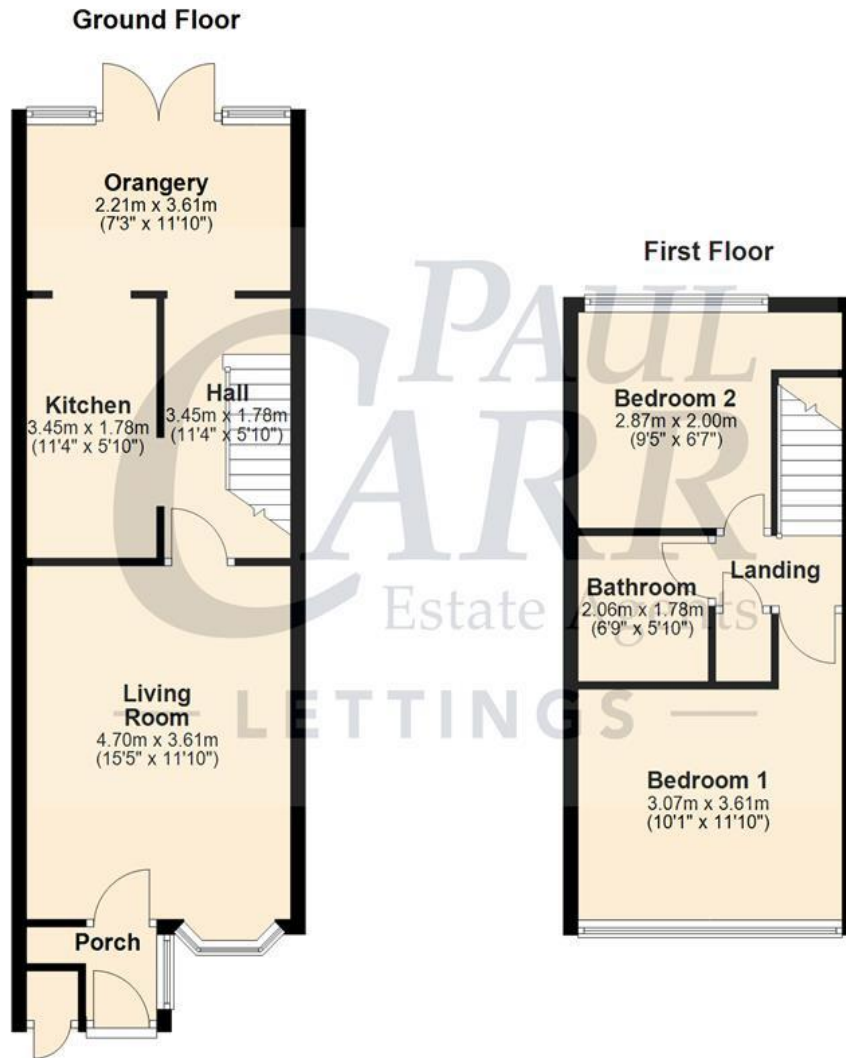
Landing





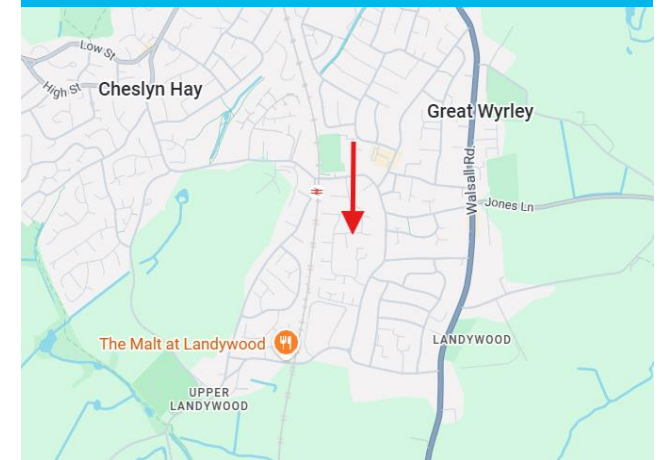
# Floor Plan

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:

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.