



Wardles Lane,
Walsall, WS6 6DA

Offers Over £270,000

Stylish and Spacious Family Living in Great Wyrley

Occupying an attractive position within the popular village of Great Wyrley, this beautifully presented three-bedroom home has been thoughtfully extended to create a stylish and highly versatile living environment. Combining contemporary interiors with generous proportions and excellent practicality, the property is perfectly suited to modern family life.

A welcoming entrance hall sets the tone for the accommodation and leads into an impressive living room, where a striking feature fireplace creates an eye-catching focal point. The room flows effortlessly into the adjoining dining area, forming a superb open-plan setting for relaxing, entertaining and spending time together as a family. French doors allow natural light to fill the space while providing a seamless connection with the rear garden. The contemporary breakfast kitchen is finished with sleek high-gloss cabinetry, contrasting work surfaces and a range of integrated appliances. A useful breakfast bar offers the perfect setting for informal dining, while the separate utility room provides additional storage and appliance space. Internal access to the garage further enhances the practicality of the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, each presented to an excellent standard. The principal bedroom provides a calm and comfortable retreat with ample space for wardrobes, while the remaining rooms are ideal for children, guests or home working. Completing the first-floor accommodation is a stylish family bathroom featuring contemporary tiling, modern fittings and a shower over the bath.

Outside, the attractive frontage is complemented by driveway parking and access to the integral garage. The enclosed rear garden has been carefully arranged for both entertaining and family enjoyment, with a well-maintained lawn, generous paved seating areas, secure fencing and useful garden storage.

Conveniently situated for Great Wyrley's schools, local amenities and transport connections, this exceptional home delivers an excellent combination of style, space and everyday practicality.

Internal viewing is essential to fully appreciate the quality and lifestyle opportunity on offer.



Entrance Hall 2.00m (6'7") x 1.39m (4'7")

Kitchen 5.54m (18'2") x 2.16m (7'1")

Utility 2.16m (7'1") x 1.52m (5')

Garage 3.25m (10'8") x 2.16m (7'1")

Dining Area 4.52m (14'10") x 2.49m (8'2")

Living Room 3.98m (13'1") x 3.59m (11'9")

Bedroom 3 2.41m (7'11") x 1.75m (5'9")

Bedroom 1 3.84m (12'7") x 2.67m (8'9")

Bedroom 2 3.30m (10'10") x 2.67m (8'9")

Bathroom 1.73m (5'8") x 1.65m (5'5")

Landing 3.05m (10') x 1.75m (5'9")





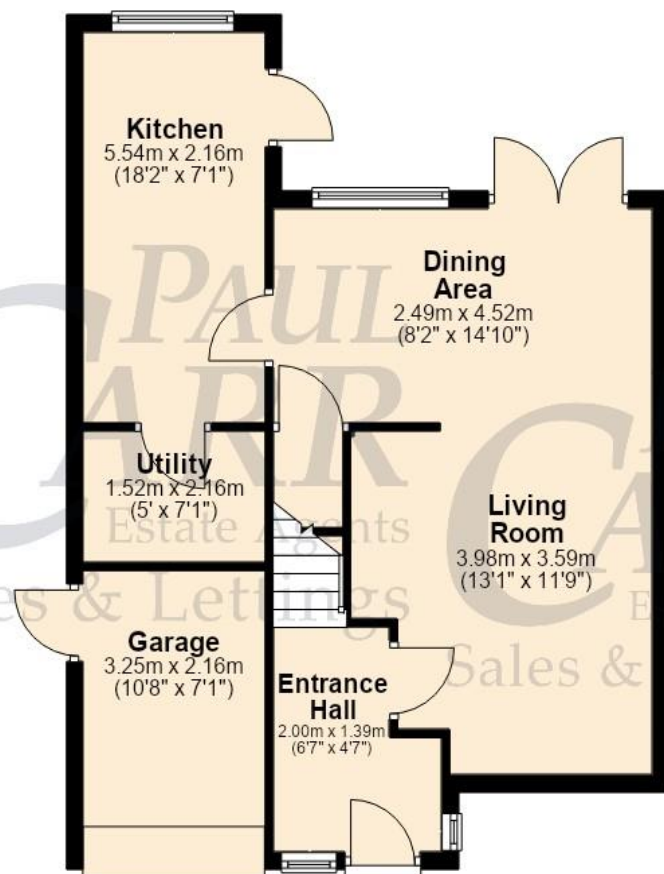
Floor Plan

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

Energy Performance Rating

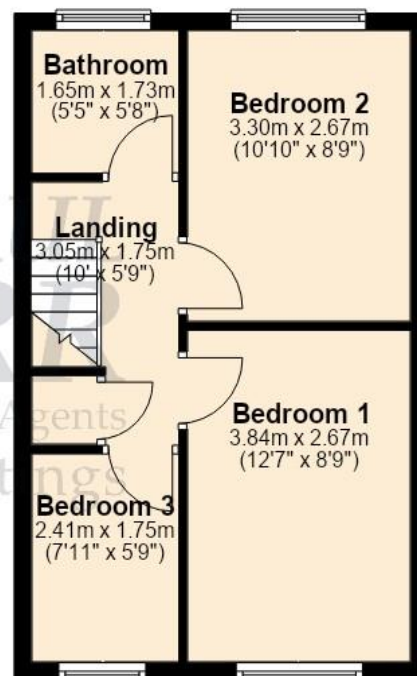
Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 87.7 sq. metres (943.8 sq. feet)

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:

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