PAUL CARR Estate Agents Sales & Lettings

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Watling Street, Great Wyrley, WS11 8LX

Offers Over £390,000

AN INDIVIDUAL HOME OF STYLE AND DISTINCTION

Occupying a substantial and private plot in Great Wyrley, this exceptional three-bedroom detached dormer residence combines contemporary design, versatile accommodation and impressive outdoor entertaining space.

A bright entrance hall with parquet-style flooring, oak doors and a striking open-tread staircase leads into the magnificent open-plan kitchen, dining and living area. Designed for modern family life and entertaining, this superb space features extensive contemporary cabinetry, integrated appliances, a substantial central island and an inviting lounge area with a feature log burner. Rooflights and French doors introduce an abundance of natural light while creating a seamless connection with the garden. Two generous double bedrooms are positioned on the ground floor, one of which benefits from French doors opening onto the rear garden. Both are served by a stylish shower room featuring contemporary sanitaryware, fitted storage and modern floor-to-ceiling tiling.

The first floor is dedicated to an impressive principal suite, complete with rooflights, extensive eaves storage and a luxurious en-suite bathroom featuring a freestanding bath and contemporary glass wash basin.

Outside, the substantial gravelled frontage provides exceptional off-road parking for numerous vehicles, with space for a caravan or motorhome. A timber-built carport offers covered parking, while solar panels are fitted across the carport and main residence. The private, low-maintenance rear garden is designed for outdoor living, with extensive raised decking, retractable sun awnings and a covered barbecue area. A substantial timber garden room offers excellent potential as a home office, gym, games room or entertaining space.

Conveniently positioned for Great Wyrley's shops, schools and amenities, the property also offers excellent access to Landywood railway station and major road links. Combining stylish interiors, flexible accommodation and exceptional outside space, this distinctive home must be viewed to be fully appreciated.


HYMER







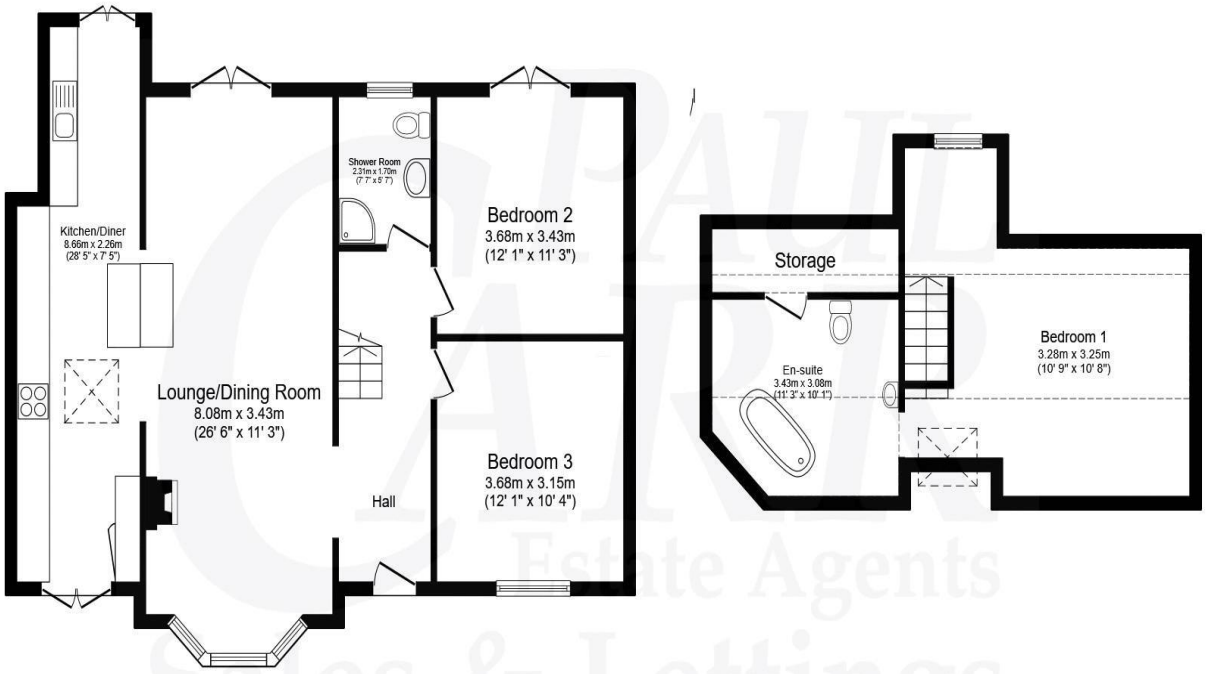






Floor Plan

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



Energy Performance Rating

Map Location

Total floor area: 123.8 sq.m. (1,332 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).











Agent's Note:

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