



Manor Avenue, Great Wyrley
Walsall, WS6 6NS

Offers in the Region Of £250,000

Great Wyrley

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Spacious Family Home on a Generous Plot with Huge Potential! Situated in a sought-after residential location, this spacious three-bedroom semi-detached family home offers excellent potential for modernisation and extension (subject to the necessary permissions), making it an ideal opportunity for families, investors, or buyers looking to create their perfect home. The property occupies a generous plot with a large driveway providing ample off-road parking, with a mature front garden. Internally, the accommodation is well-proportioned throughout and briefly comprises an entrance hallway, a spacious through lounge and dining room with feature fireplaces and large windows allowing plenty of natural light, together with a fitted kitchen overlooking the rear garden. To the first floor are three bedrooms, including two generous double bedrooms and a further single bedroom, all served by a family bathroom fitted with a three-piece suite. Externally, the property benefits from a substantial rear garden offering excellent privacy and huge potential for landscaping, entertaining space, or future extension possibilities. The garden includes patio areas, mature shrubs, and established planting. The home retains much of its original character and presents a fantastic opportunity for cosmetic updating, allowing prospective purchasers to add their own style and value. Conveniently located close to local amenities, reputable schools, transport links, and commuter routes, this is a property that must be viewed to fully appreciate the size, plot, and potential on 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.





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: 3rd June 2026

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Property Specification

Spacious three-bedroom semi-detached home
Large driveway with ample off-road parking
No Upward Chain!
Spacious through lounge and dining room
Scope for modernisation and further improvement

Porch

Hall

Kitchen 3.35m (11') x 2.54m (8'4") max

Lounge/Dining Room 10.68m (35') x 3.45m (11'4")

Lean-to

Bedroom 3 2.31m (7'7") x 2.01m (6'7")

Bedroom 1 3.61m (11'10") max x 3.25m (10'8")

Bedroom 2 3.56m (11'8") x 3.25m (10'8")

Bathroom

Landing

Viewer's Note:

Services connected: Water, gas, electric and mains drainage
Council tax band:
Tenure: Freehold

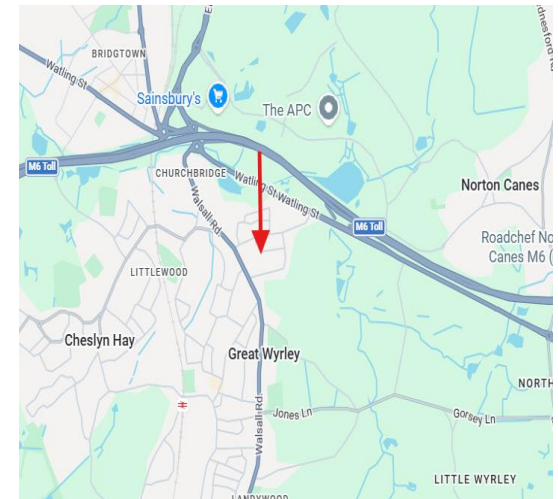
Floor Plan

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

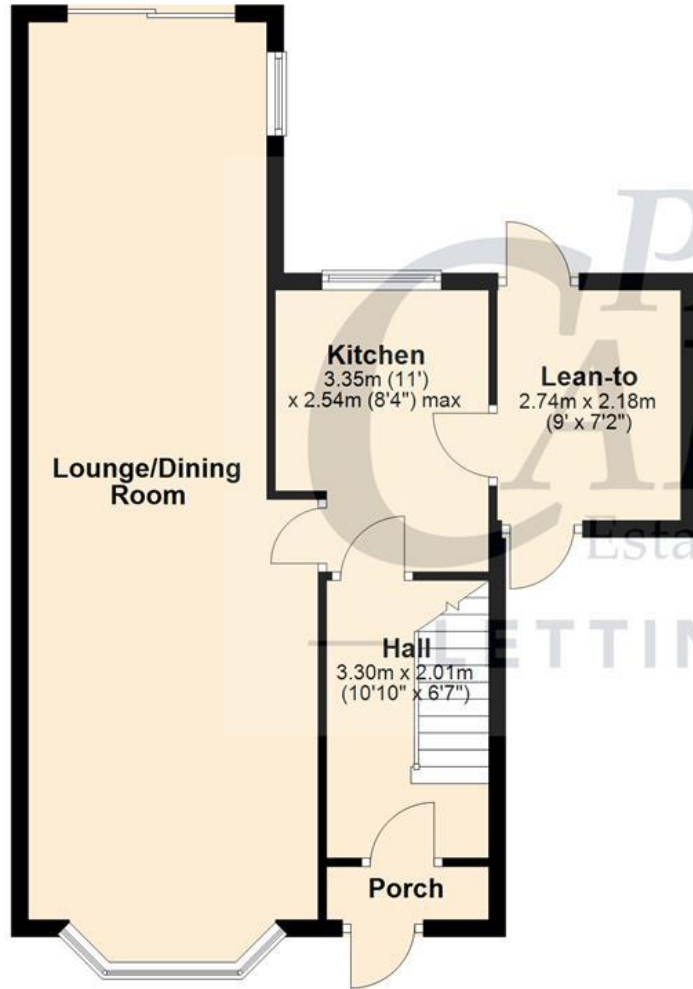
Energy Efficiency Rating

Awaiting
EPC

Map Location



Ground Floor



First Floor

