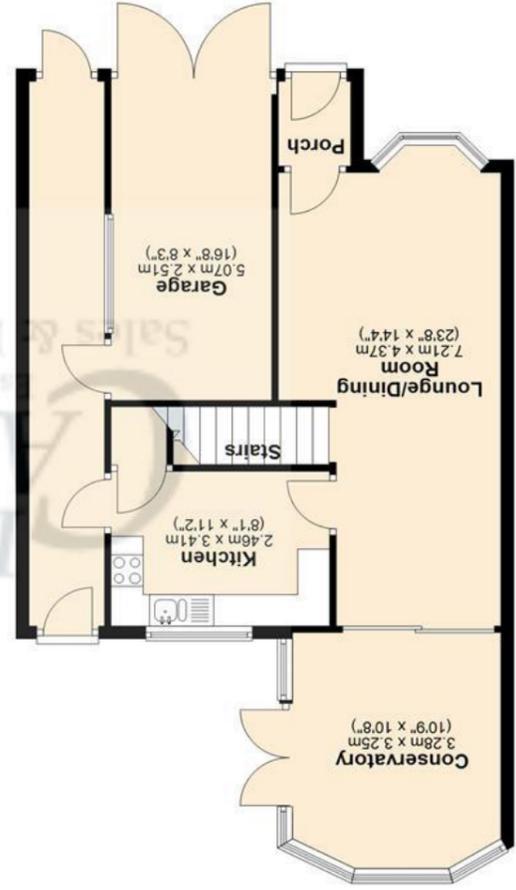
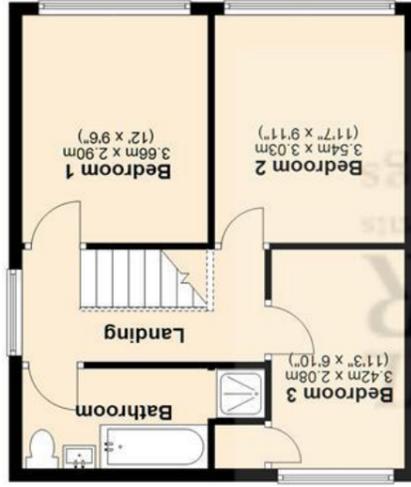


Map Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating

Total area: approx. 122.1 sq. metres (1314.6 sq. feet)



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

**Floor Plan**

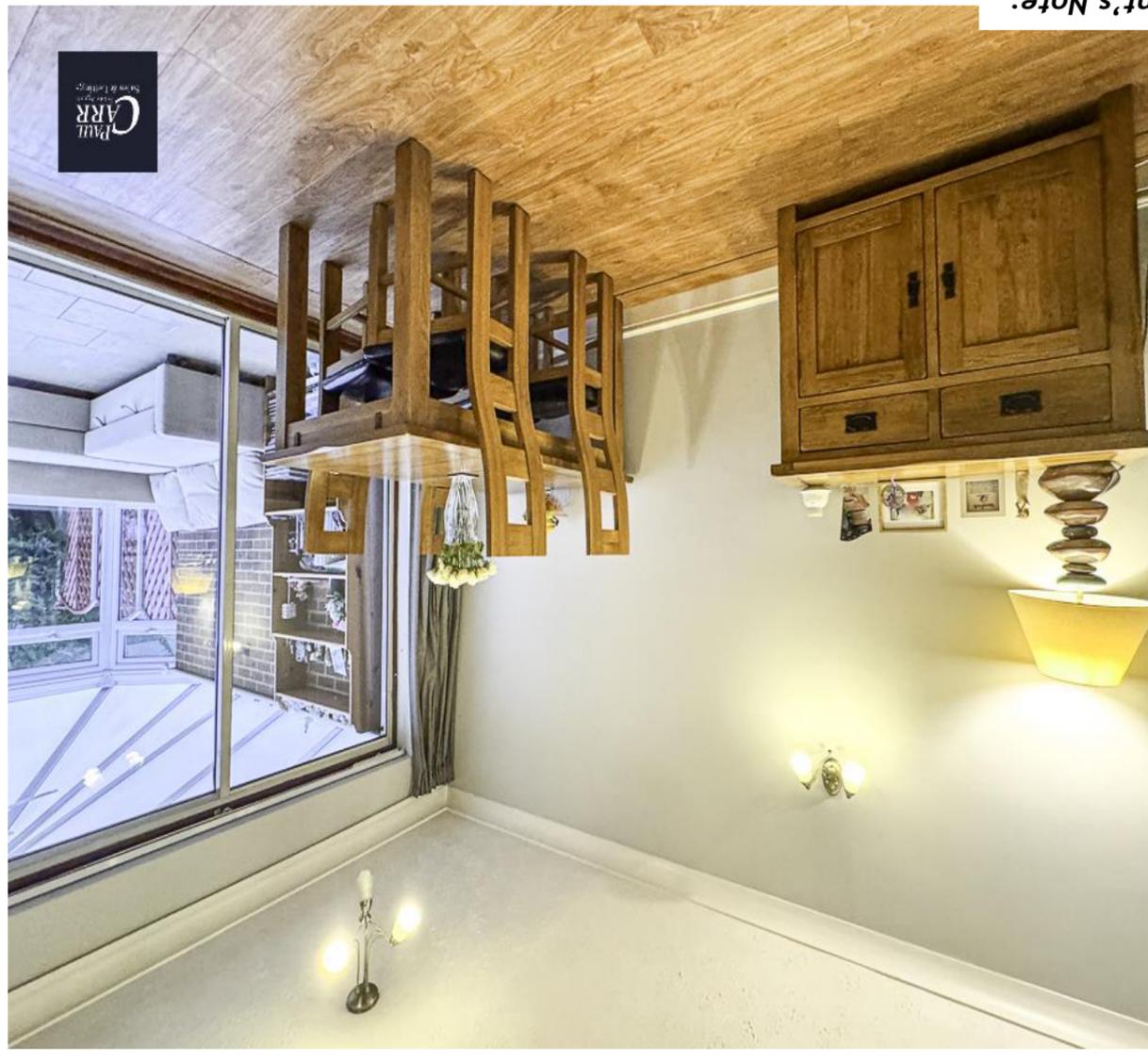


**Great Wyrley**

**Offers in Excess of £275,000**



Paul Carr Estate Agents are delighted to bring to market this well presented three bedroom semi-detached family home in the ever popular Great Wyrley Village. An internal inspection reveals an entrance porch leading to a through lounge/diner and a conservatory. The modern fitted kitchen has a side door to a covered lean to and access to the garage. Stairs lead to the first floor where the property offers three good-sized bedrooms and a modern bathroom with a separate shower. Outside is a privately enclosed rear garden perfect for any growing family with a decking area ideal for outside dining and a pergola suitable for a hot tub or bar area. To the fore is a multi vehicle, block paved driveway and an integral garage. It is worth noting that this property falls in close proximity to highly regarded local schools, restaurants, shops and useful transport links providing easy access to Birmingham and the surrounding areas. The McArthurGlen Designer Outlet is less than 10 minute away and offers an array of designer stores and eateries. Do not miss out on this fabulous opportunity to purchase a lovely family home located in a highly regarded area of the village. Call Paul Carr Great Wyrley today to arrange a viewing today!



**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: 6th February 2026

**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.

**Property Specification**

Well Presented Family Home  
 Three Good-Sized Bedrooms  
 Lounge/Dining Area & Conservatory  
 Modern Fitted Kitchen  
 Refitted Bathroom with Separate Shower

Porch	Lounge/Dining Room 7.21m (23'8") x 4.37m (14'4")
Conservatory	Kitchen 3.41m (11'2") x 2.46m (8'1")
Stairs	
Lean-to	
Garage	
Landing	
Bedroom 1	3.66m (12') x 2.90m (9'6")
Bedroom 2	3.54m (11'7") x 3.03m (9'11")
Bedroom 3	3.42m (11'3") x 2.08m (6'10")
Bathroom	

**Viewer's Note:**

**Services connected:**  
 Gas, Water, Drainage  
 Council tax band: C  
 Tenure: Freehold