



Manor Avenue, Great Wyrley
Walsall, WS6 6NS

£375,000

An inviting home with generous living space and a delightful garden. Combining character, contemporary touches and a wonderfully established rear garden, this beautifully presented three-bedroom dormer bungalow offers an appealing balance of comfort and versatility.

Positioned on Manor Avenue in Great Wyrley, the property provides spacious accommodation arranged over two floors, with two ground-floor bedrooms, an en-suite shower room and an impressive lounge/dining room overlooking the garden. A substantial block-paved driveway creates a welcoming approach and provides ample off-road parking, complemented by mature planting.

The entrance hallway introduces the accommodation, with the bedrooms positioned towards the front and the principal living spaces enjoying the rear garden outlook. The lounge/dining room is the centrepiece of the home. Its generous proportions allow comfortable seating and dining areas to sit together, creating a sociable setting for everyday living and entertaining. Decorative exposed brick arches add warmth and character, while a feature fireplace provides an attractive focal point within the lounge.

Towards the rear, the dining area enjoys extensive glazing and French doors opening onto the terrace, bringing the garden into view throughout the seasons. The fitted kitchen offers a stylish and practical space, with sleek cabinetry, contrasting work surfaces and built-in cooking appliances. A rear window provides a pleasant garden outlook, while the adjoining garage/utility area adds useful storage and laundry space, together with access to the rear garden. Both ground-floor bedrooms are well presented and benefit from fitted storage. The principal bedroom is served by an en-suite shower room, appointed with a generous glazed shower enclosure, vanity wash basin and WC. A separate family bathroom features a bath, vanity storage and complementary tiling, providing further convenience for residents and guests. Stairs lead to the third bedroom, where sloping ceilings create a cosy setting. With adjoining storage, this room provides flexibility as a bedroom, guest space or home office.

The rear garden is a defining feature of the property. A spacious paved terrace offers an inviting place for outdoor dining, summer entertaining or simply relaxing with a view of the grounds. Beyond, an extensive lawn is framed by established hedging, mature trees and planted borders. The summerhouse provides a charming spot from which to enjoy the garden, while the combination of open lawn, seating areas and mature planting creates an outdoor space with something to appreciate in every season.

Situated within an established residential area of Great Wyrley, Manor Avenue is conveniently placed for local shops, schools and everyday amenities. Landywood railway station offers connections towards Walsall and Birmingham, while the A34, A5 and wider motorway network support travel across the region. Cannock Chase also offers opportunities for woodland walks, cycling and days outdoors. With generous living accommodation, a flexible layout and a garden that rewards closer inspection, this appealing home deserves to be experienced in person.

To arrange your viewing, contact Paul Carr Estate Agents, Great Wyrley.



Bedroom 1 3.63m (11'11") x 2.79m (9'2")

En-suite 3.30m (10'10") max x 1.73m (5'8")

Hall 4.27m (14') x 1.07m (3'6")

Bedroom 2 3.63m (11'11") x 3.28m (10'9")

Bathroom 2.26m (7'5") x 2.23m (7'4")

Lounge/Dining Room 7.82m (25'8") x 5.64m (18'6")

Kitchen 4.01m (13'2") x 2.26m (7'5")

Garage/Utility 11.99m (39'4") x 2.69m (8'10")

Bedroom 3 3.94m (12'11") x 2.00m (6'7")

Storage 1.50m (4'11") x 0.87m (2'10")

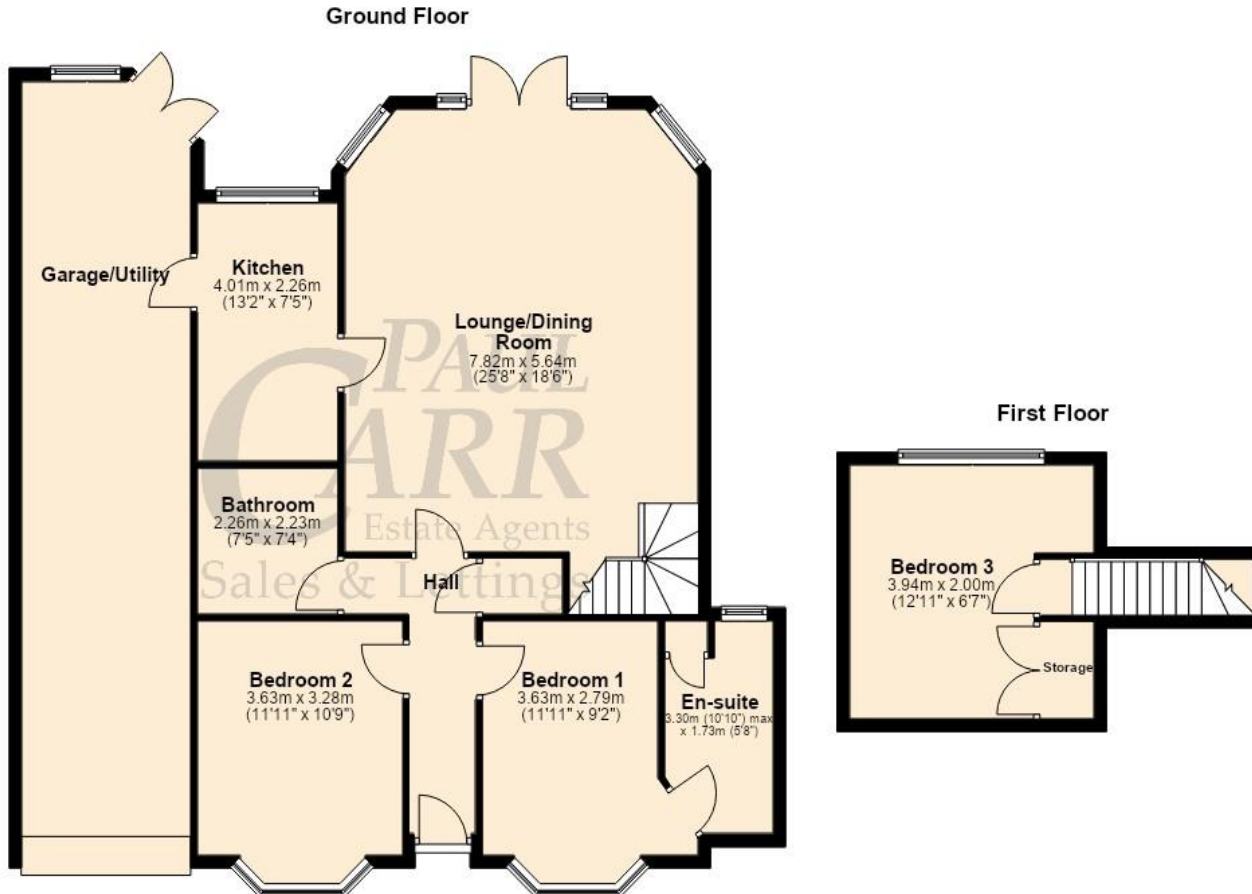




Floor Plan

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

Energy Performance Rating



Map Location





Agent's Note:

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