



Huthill Lane, Great Wyrley
Walsall, WS6 6PB

Offers Over £340,000

Welcome to Huthill Lane and this exceptionally well presented property nestled away in a sought after area of Great Wyrley, offering scenic walks, excellent local amenities and regular transport links. A front porch leads into the stylish front living room with a log burner, space for a dining table, a bespoke staircase and solid oak flooring. The well-equipped quality kitchen comes with ample worktop and unit space and a side door leads to the rear garden and garage. The ground floor has been re-designed to offer a rear sitting room and an conservatory overlooking the garden. This peaceful and cosy area is ideal for relaxing and perfect for hosting family get togethers or entertaining guests. A double bedroom and a modern shower room complete the ground floor layout. The first-floor benefits from an impressive main bedroom with a walk-in wardrobes and a luxurious Jack & Jill en-suite bathroom. A further bedroom is ideal for guests and grandchildren. Externally the property offers a sizeable driveway offering parking for multiple vehicles and motorhomes. A secure side gate leads to a detached single garage and an enclosed rear garden with a paved patio area ideal for outside dining, a lawn area and a paved private area housing a hot tub (available by separate negotiation). This beautifully presented and impeccably maintained property is not one to be missed! Call Paul Carr, Great Wyrley today!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: .

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Porch

Living Room 4.82m (15'10") x 4.18m (13'9")

Kitchen 4.83m (15'10") x 2.00m (6'7")

Inner Hallway

Lounge 4.81m (15'9") max x 3.12m (10'3")

Orangery

Bedroom 3 3.00m (9'10") x 2.83m (9'3")

Bathroom

Landing

Bedroom 1 6.11m (20'1") max x 3.72m (12'2")

Walk-in Wardrobe

Jack and Jill En-suite

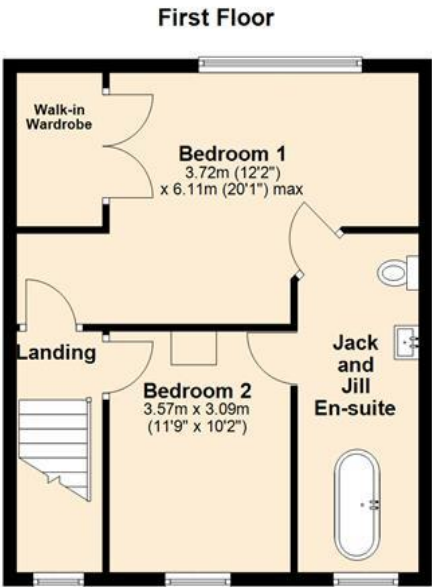
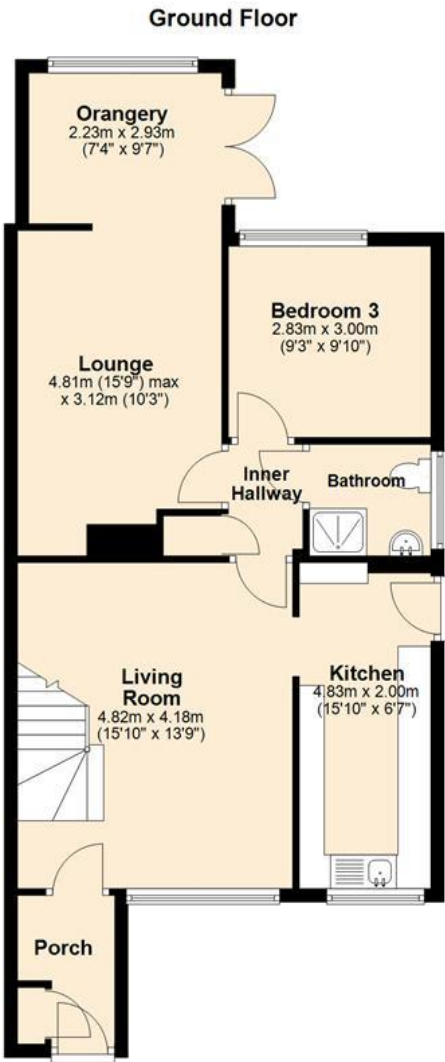
Bedroom 2 3.57m (11'9") x 3.09m (10'2")



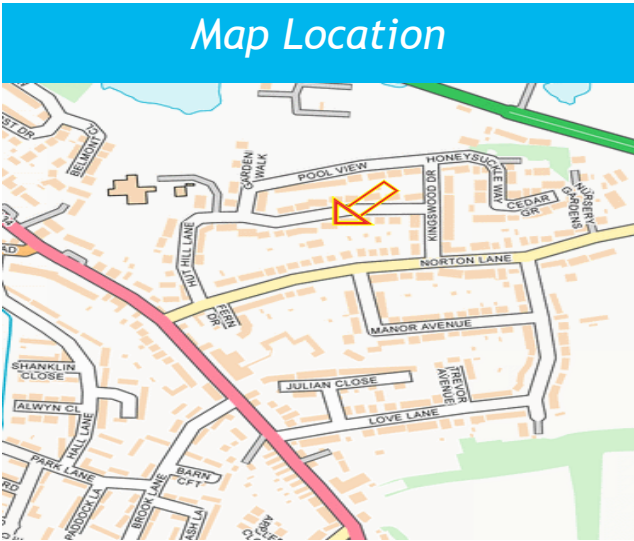


Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: 14th August 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.