



Manor Avenue, Great Wyrley
Walsall, WS6 6NS

Offers in the Region Of £350,000

Occupying a sought-after position within the ever-popular village of Great Wyrley, this beautifully presented and substantially extended three-bedroom semi-detached family home offers an exceptional standard of accommodation throughout. Having benefitted from a significant two-storey extension to both the side and rear, the property provides far more living space than first meets the eye, making it an ideal purchase for growing families seeking a home ready to move straight into.

The accommodation begins with a welcoming entrance hall leading into a spacious front lounge, perfect for relaxing with family. The true centrepiece of the home is the outstanding open-plan kitchen, dining and family room, thoughtfully designed to create a superb entertaining and everyday living space. Finished with a stylish range of contemporary units, quality integrated appliances, generous work surfaces and a central breakfast island, this impressive room is flooded with natural light thanks to the large bi-fold doors opening seamlessly onto the rear garden. A separate utility room and convenient guest WC further enhance the practicality of the ground floor.

To the first floor, the accommodation continues to impress with three generous bedrooms, all beautifully presented, together with a stunning contemporary family bathroom featuring a freestanding bath, spacious walk-in shower, vanity wash basin and high-quality fixtures and fittings, creating a luxurious space to unwind.

Externally, the property enjoys an extensive gravelled frontage providing off-road parking for numerous vehicles and access to a useful garage/store. To the rear is a generous, private garden offering a large paved patio ideal for outdoor dining and entertaining, a well-maintained lawn, children's play area and mature planting, providing the perfect environment for families to enjoy.

Located close to excellent local schools, shops, amenities and commuter links, this outstanding family home perfectly combines generous living accommodation with modern styling and practicality. Finished to an exceptional standard throughout, early viewing is highly recommended to fully appreciate everything this impressive property has to offer.



Lounge 4.27m (14') max x 3.53m (11'7")

Dining Area 6.60m (21'8") x 2.69m (8'10")

Kitchen Area 4.65m (15'3") x 3.51m (11'6")

Utility 3.52m (11'7") max x 1.83m (6')

WC 1.35m (4'5") x 0.91m (3')

Bedroom 1 4.29m (14'1") x 2.62m (8'7")

Bedroom 3 5.51m (18'1") max x 2.44m (8')

Bedroom 2 4.90m (16'1") x 2.57m (8'5")

Landing 2.57m (8'5") x 2.13m (7')

Bathroom 3.63m (11'11") x 1.83m (6')

Storage 1.29m (4'3") x 1.22m (4')

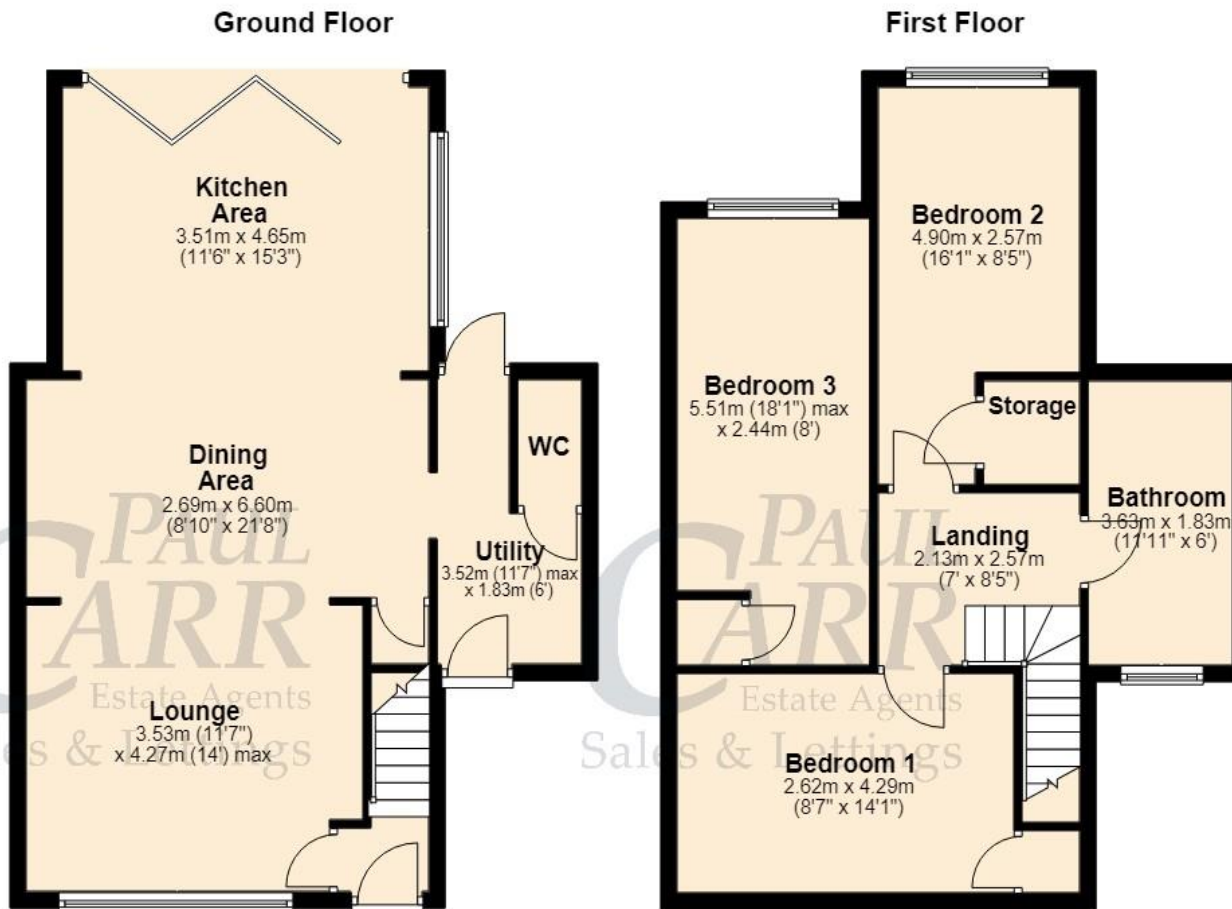




Floor Plan

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

Energy Performance Rating



Map Location





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:

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