



Gorse Lane, Great Wyrley
Walsall, WS6 6HJ

Offers in the Region Of £280,000

NO UPWARD CHAIN | Stunning 3 Bedroom Dormer Bungalow | South-Facing Garden | En-Suite | Large Driveway & Car Port

Offered to the market with no upward chain, this beautifully presented three-bedroom semi-detached dormer bungalow occupies a desirable position within the ever-popular village of Great Wyrley and provides spacious, versatile accommodation ideal for a variety of purchasers. Presented in fantastic condition throughout, the property is ready to move straight into and offers an excellent blend of generous living space and modern convenience.

The accommodation briefly comprises an entrance hallway, a spacious through lounge and dining room creating the perfect environment for both everyday family living and entertaining, a bright conservatory overlooking the rear garden, a stunning contemporary kitchen fitted with a range of modern units, quality work surfaces and a selection of integrated appliances, a modern ground-floor shower room, and a versatile downstairs bedroom which could also be utilised as an additional reception room, home office or playroom.

To the first floor are two further well-proportioned bedrooms, including a superb principal bedroom benefitting from its own private en-suite shower room.

Externally, the property boasts a substantial driveway providing ample off-road parking for multiple vehicles, together with a useful car port. To the rear is a beautifully maintained south-facing garden, enjoying sunshine throughout the day and offering an ideal space for outdoor entertaining, family enjoyment and relaxation.

Conveniently located close to local amenities, highly regarded schools, transport links and countryside walks, this superb home offers a fantastic opportunity for buyers seeking a move-in-ready property in a sought-after location.

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.



Porch

Kitchen 4.34m (14'3") max x 2.41m (7'11")

Living Room 4.34m (14'3") x 3.12m (10'3")

Dining Room 3.97m (13') x 2.95m (9'8")

Bedroom 3 3.02m (9'11") x 2.51m (8'3")

Bathroom

Conservatory 4.93m (16'2") x 2.33m (7'8")

Bedroom 1 4.90m (16'1") x 2.85m (9'4")

En-suite 1.91m (6'3") x 1.80m (5'11")

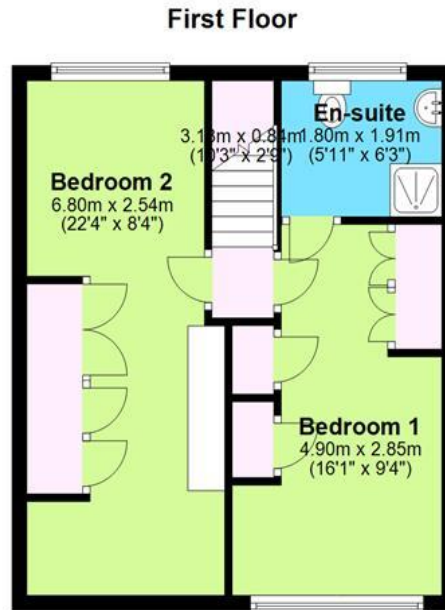
Bedroom 2 6.80m (22'4") x 2.54m (8'4")





Floor Plan

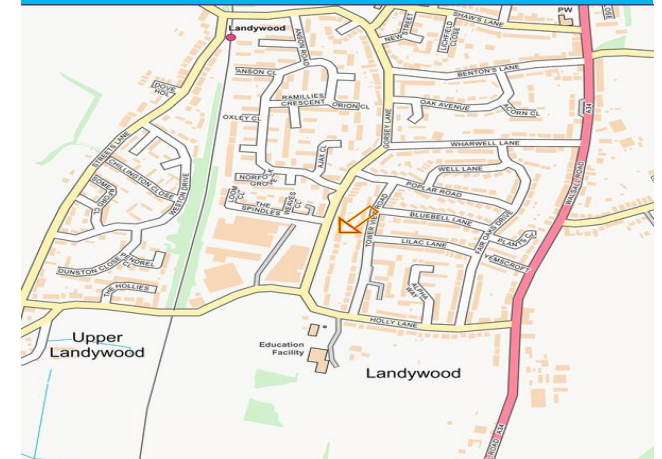
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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