



Long Lane, Great Wyrley
Walsall, WS6 6AU

£330,000

Detached Bungalow with Extensive Garden & Double Garage Property

Overview - This spacious detached bungalow offers fantastic potential and sits on a particularly generous plot, making it ideal for buyers seeking space both inside and out. The property is well maintained but would benefit from modernisation, presenting an excellent opportunity to create a superb long-term home tailored to individual taste.

Accommodation Entrance Hall - A welcoming central hallway providing access to all principal rooms. Lounge - A bright and spacious reception room featuring a large bay window, allowing for plenty of natural light. A comfortable space ideal for relaxing or entertaining.

Kitchen - A generously sized kitchen with extensive worktop space and storage, offering scope for redesign into a modern open-plan layout if desired.

Conservatory - A lovely addition to the home, providing garden views and direct access outside — perfect as a sitting area or dining space.

Bedroom One - A spacious double bedroom with fitted storage and pleasant outlook.

Bedroom Two - A well-sized second bedroom, ideal for guests, family, or use as a home office.

Bathroom - A family bathroom fitted with bath, wash basin and WC, offering potential for contemporary upgrading.

Outside Front & Driveway - A substantial driveway provides ample off-road parking and leads to the double garage. Double Garage - A major selling point, offering excellent storage or workshop potential.

Rear Garden - The standout feature of this home is the exceptionally long rear garden, mainly laid to lawn and offering:

- Excellent privacy
- Huge potential for landscaping
- Space for extensions (subject to planning)
- Ideal for families or keen gardeners

Location - Situated in a popular residential area, the property benefits from a quiet setting while remaining conveniently close to local amenities, transport links, and schools.



**PAUL
CARR**
Estate Agents
Sales & Lettings

Lounge 4.74m (15'7") x 3.89m (12'9") max

Hall

Bedroom 1 3.89m (12'9") max x 3.51m (11'6")

Bedroom 2 3.61m (11'10") x 3.51m (11'6")

Kitchen 3.86m (12'8") x 3.84m (12'7")

Bathroom

Double Garage

Conservatory

Utility 2.16m (7'1") x 1.88m (6'2")

Store Room



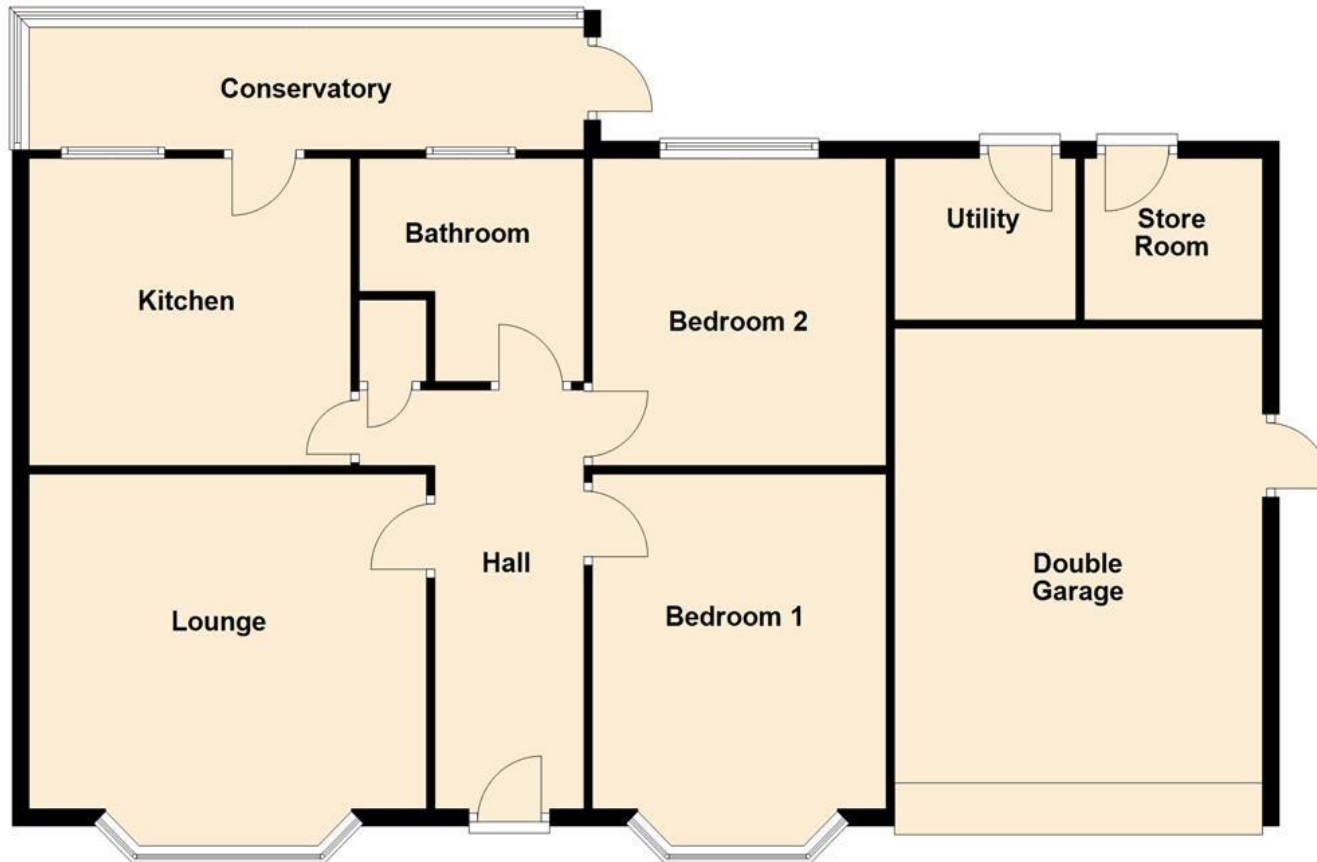
**PAUL
CARR**
Estate Agents
Sales & Lettings



Floor Plan

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

Ground Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 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:

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.

www.paulcarrestateagents.co.uk

 **OnTheMarket.com**

 **rightmove.co.uk**
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED