



Meadow Grove, Great Wyrley
Walsall, WS6 6DH

Offers Over £200,000

Welcome to Meadow Grove and this well presented detached bungalow offered with no onward chain and set in a cul-de-sac within easy reach of amenities in Great Wyrley and excellent transport links with regular bus routes on Walsall Road to Cannock and Walsall.

The layout comprises of a front living room with bay window and feature fireplace, a good sized modern kitchen, two double bedrooms and a wet room. A sizeable conservatory offers further space for dining or relaxing. There is underfloor heating throughout most of the property. Outside the property has a low maintenance rear garden, a driveway to the front for multiple vehicles and a garage with electric roller door. Viewings are via Paul Carr Great Wyrley, call to arrange an appointment to view!

This Property is Being sold by Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed.

Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed.

If you require a copy of these documents, or for further information, please contact the Paul Carr Team.



**PAUL
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Estate Agents
Sales & Lettings

Porch

Living Room 3.68m (12'1") max x 3.55m (11'8")

Inner Hallway

Kitchen 3.41m (11'2") x 2.99m (9'10") max

Bedroom 1 4.14m (13'7") x 2.64m (8'8")

Bedroom 2 3.27m (10'9") x 2.97m (9'9") max

Conservatory

Wet Room

Garage



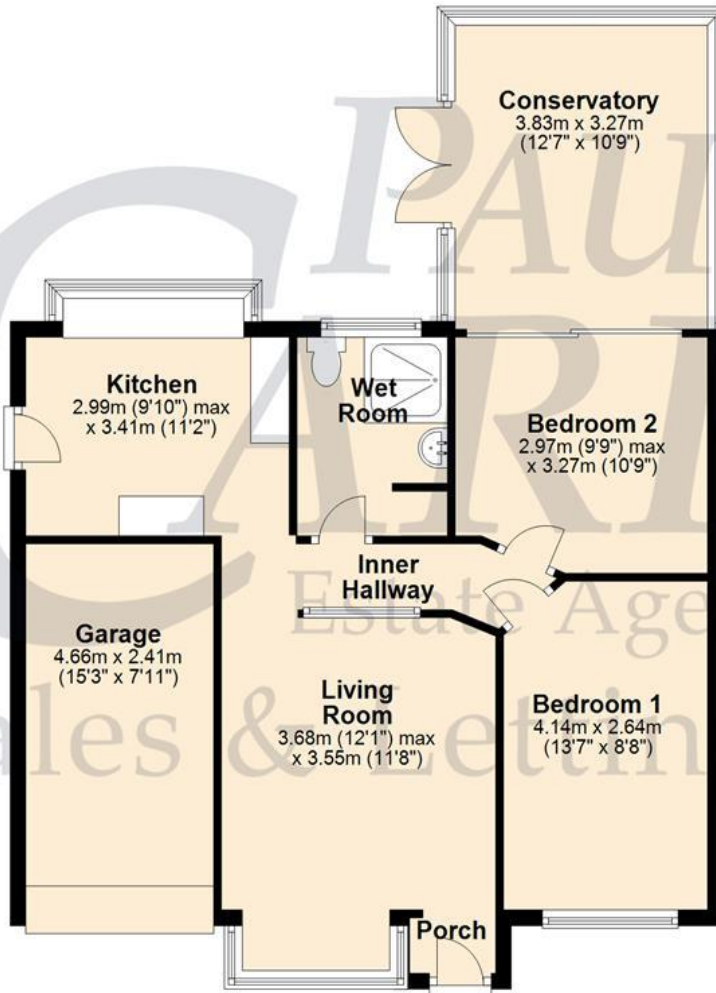


Floor Plan

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

Ground Floor

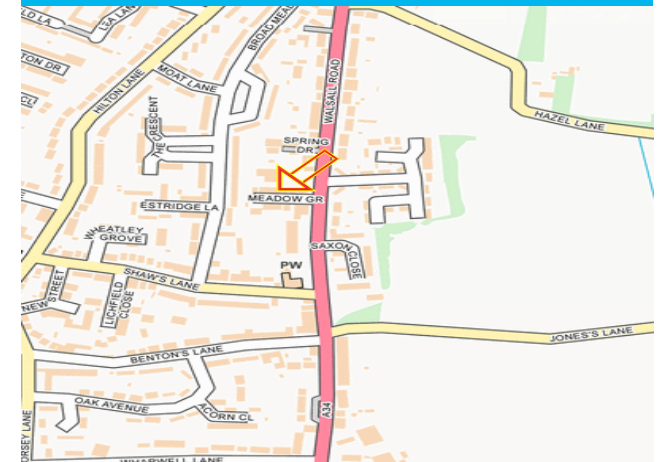
Approx. 78.9 sq. metres (849.5 sq. feet)



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	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: 31st October 2025

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.