



Field Lane, Great Wyrley
Walsall, WS6 6DB

Offers in the Region Of £210,000

Tucked away in a cul-de-sac in Great Wyrley, this attractive two-bedroom home offers an appealing combination of generous living space, gated parking and a beautifully arranged garden. Step inside and the sense of space becomes clear. The living room provides a comfortable place to unwind, with a feature fireplace creating a welcoming focal point. A separate dining room offers plenty of room to gather around the table, whether for everyday meals or evenings with friends. The fitted kitchen provides practical worktop and storage space, while the conservatory offers a light-filled spot to sit and enjoy views of the garden. Upstairs, two well-proportioned double bedrooms offer comfortable accommodation, with the flexibility to use one as a guest room or home office. A shower room completes the first floor. Outside, gates open onto a substantial driveway with off-road parking. To the rear, the landscaped garden has been arranged for easy enjoyment, with a low-maintenance lawn, colourful planting and paved seating areas. It is a lovely setting for a morning coffee or summer dining. With its tucked-away position and versatile living space, this is a home with much to offer. A viewing is highly recommended to appreciate it fully.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Water, gas, electric and mains drainage.

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

or via greatwyrley@paulcarrestateagents.co.uk



Hall 2.25m (7'5") x 1.92m (6'4") plus 8.34m (27'4") x 8.34m (27'4")

Cupboard 0.87m (2'10") x 0.69m (2'3") plus 4.01m (13'2") x 4.01m (13'2")

Living Room 4.76m (15'7") x 2.99m (9'10") plus 8.34m (27'4") x 8.34m (27'4")

Dining Area 2.41m (7'11") x 1.92m (6'4") plus 8.34m (27'4") x 8.34m (27'4")

Kitchen 4.74m (15'7") x 2.29m (7'6") plus 8.34m (27'4") x 8.34m (27'4")

Conservatory 2.42m (7'11") x 2.41m (7'11")

Landing 2.54m (8'4") x 0.83m (2'9") plus 4.01m (13'2") x 4.01m (13'2")

Cupboard 1.15m (3'9") x 0.83m (2'9") plus 4.01m (13'2") x 4.01m (13'2")

Bathroom 2.41m (7'11") x 1.46m (4'9") plus 4.01m (13'2") x 4.01m (13'2")

Bedroom 1 4.76m (15'7") x 3.00m (9'10") plus 4.01m (13'2") x 4.01m (13'2")

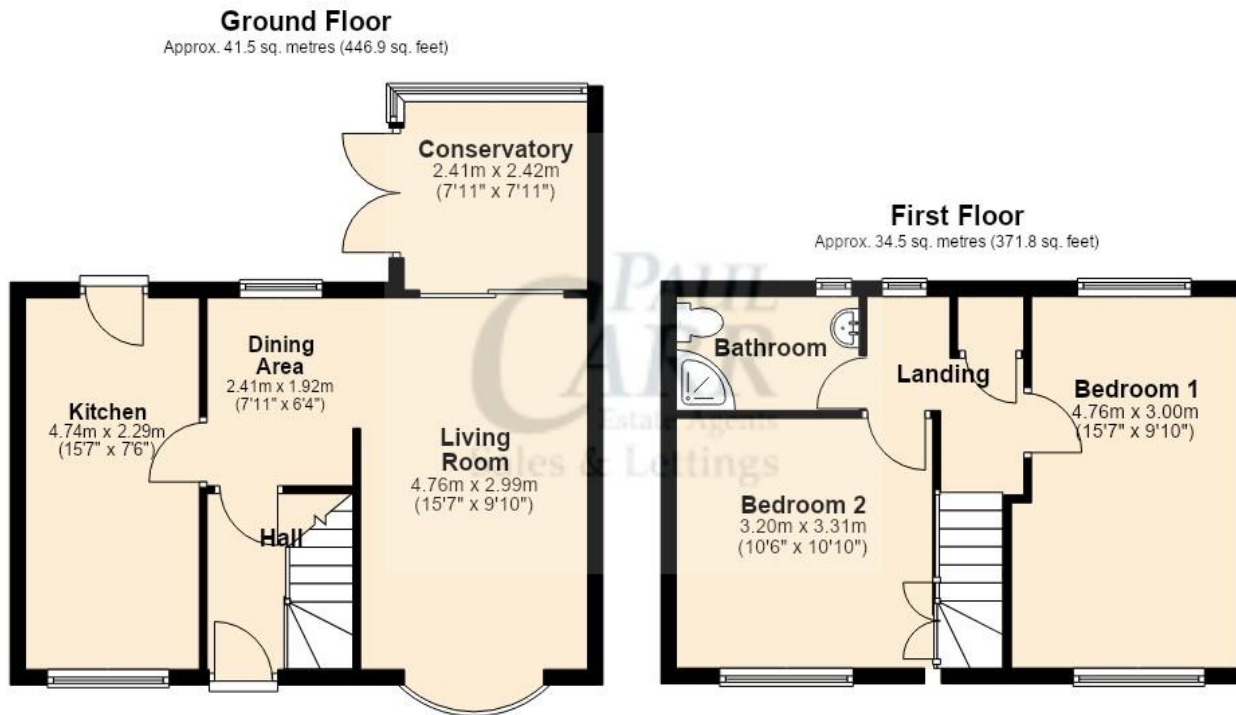
Bedroom 2 3.31m (10'10") x 3.20m (10'6") plus 4.01m (13'2") x 4.01m (13'2")





Floor Plan

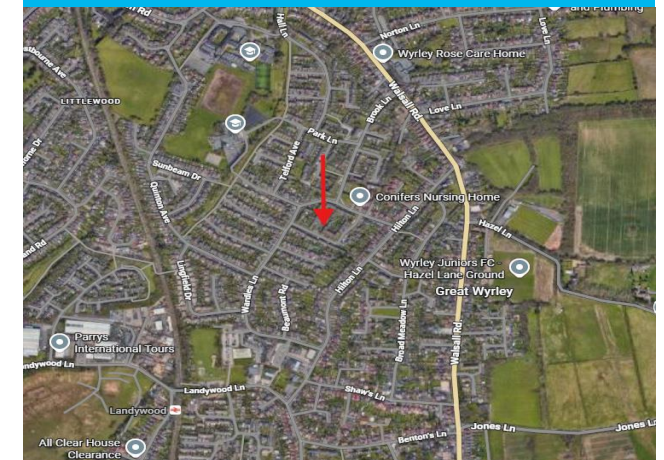
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

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: 23rd September 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.