



Wardles Lane,, Great Wyrley
Walsall, WS6 6DY

Offers in Excess of £90,000

Great Wyrley

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Offers Over £90,000 | No Upward Chain | Recently Modernised | Three Bedroom Duplex Apartment Paul Carr Estate Agents are delighted to bring to market this recently modernised three-bedroom duplex apartment, ideally situated in the heart of Great Wyrley, offering spacious accommodation over two floors and available with no upward chain. Representing an excellent opportunity for first-time buyers, investors or those looking to downsize, this well-presented home has been tastefully updated throughout and is ready to move straight into. The accommodation briefly comprises a welcoming entrance hall leading to a modern fitted kitchen, complete with contemporary shaker-style units, integrated oven and hob, generous worktop space and ample storage. The property also boasts an exceptionally spacious lounge/dining room, flooded with natural light from the large front-facing window and benefiting from access to a private balcony, creating a fantastic living and entertaining space. To the upper floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom which would make an ideal nursery, home office or dressing room. Completing the accommodation is a stylish refitted family bathroom, finished with a modern white suite, shower over the bath and contemporary fittings. Further benefits include double glazing, gas central heating, recently fitted carpets and décor throughout, making this a genuine turnkey property. Conveniently positioned within walking distance of local shops, supermarkets, schools, transport links and everyday amenities, this property combines generous living space with an excellent location. Early viewing is highly recommended to fully appreciate the size, condition and value on offer.





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: 17th July 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.

Property Specification

Three Bedroom Duplex Flat
Modern Kitchen
Generous Living Room
Three Bedrooms
Refitted Bathroom

Entrance Hall

Kitchen 3.49m (11'5") x 3.34m (10'11")

Living Room 5.40m (17'9") x 3.48m (11'5")

Landing

Bedroom 1 3.64m (11'11") x 3.34m (10'11")

Bedroom 2 3.48m (11'5") x 3.35m (11')

Bedroom 3 2.09m (6'10") x 1.97m (6'6")

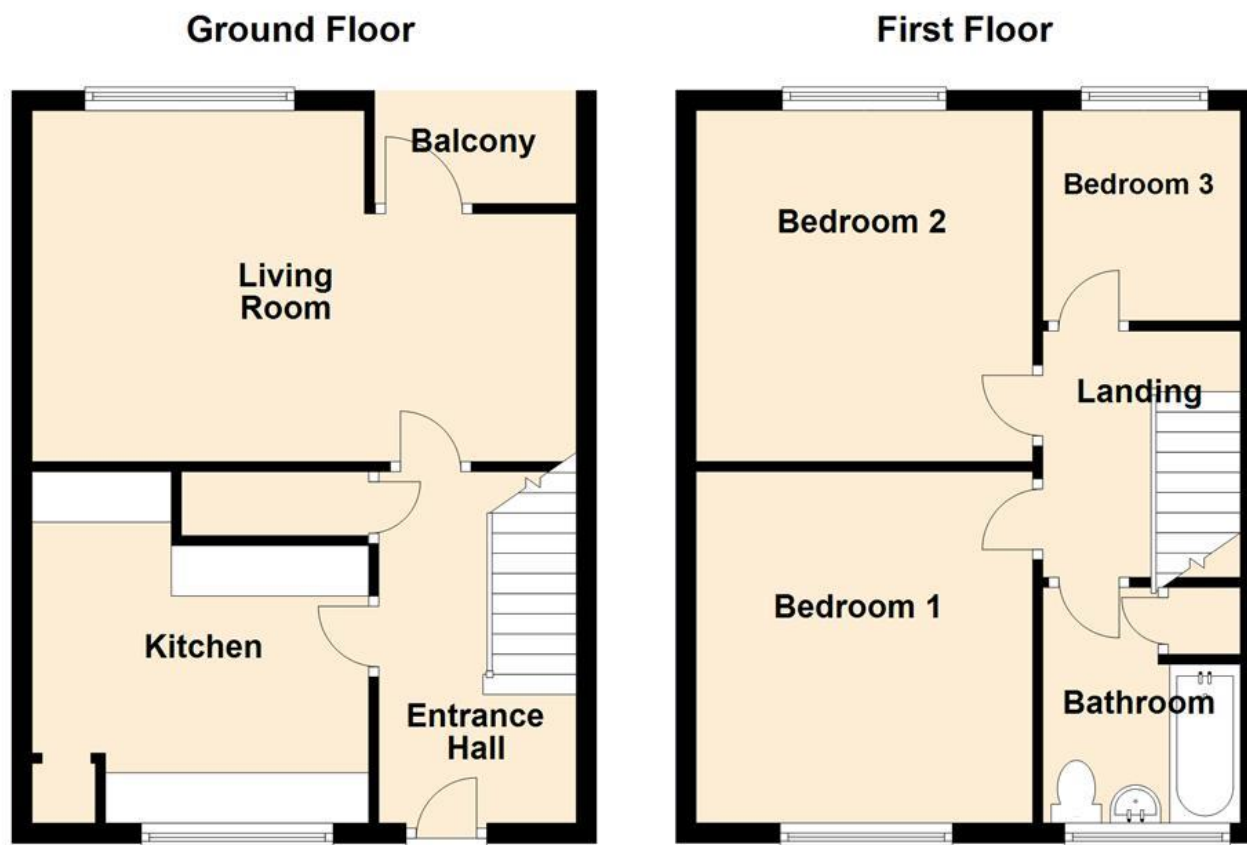
Bathroom

Viewer's Note:

Services connected: Water, Gas, Electrics and Mains Drainage
Council tax band: A
Tenure: Leasehold 250 years remaining,
Ground Rent: £252 per year
Service Charge: £2179 per year
Restrictions: N/A

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

