



Barncroft, Great Wyrley
Walsall, WS6 6BH

Offers in the Region Of £265,000

This beautifully presented and substantially extended family home offers spacious, stylish accommodation throughout and is perfectly suited to modern family living. Occupying a generous corner position, the property immediately impresses with its attractive frontage, extensive front hardstanding, contemporary enclosed entrance porch, and excellent kerb appeal. Internally, the home has been tastefully modernised and thoughtfully maintained to create bright and versatile living spaces. The welcoming entrance hall leads through to a spacious and beautifully decorated lounge, filled with natural light and ideal for both relaxing and entertaining. To the rear, the modern fitted kitchen provides an abundance of storage and worktop space, complemented by quality integrated cooking appliances and a practical layout perfect for day-to-day family life. Upstairs, the property offers generously proportioned bedrooms, all individually styled and beautifully presented. The principal bedroom benefits from a dedicated dressing area/walk-in wardrobe space, adding a luxurious and highly practical feature rarely found in similar homes. The contemporary family bathroom has been finished to a high standard with sleek tiling and a modern three-piece suite. A particular highlight of the property is the stunning landscaped rear garden, designed for low-maintenance enjoyment all year round. Featuring a large artificial lawn, multiple patio and seating areas, mature planting, decorative borders, and useful outdoor storage sheds, the outdoor space is ideal for entertaining guests, family gatherings, or simply relaxing in privacy. Further benefits include double glazing, gas central heating, stylish décor throughout, and spacious accommodation ideally suited to growing families. Early viewing is highly recommended to fully appreciate the size, presentation, and exceptional outdoor space this impressive home has to offer. Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.

Tenure: We can confirm the property is Freehold.

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

Services Connected: .

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

or via greatwyrley@paulcarrestateagents.co.uk



Porch 15' 4" x 4' 2" (4.67m x 1.27m)

Hall 8' 5" x 5' 11" (2.56m x 1.80m)

Kitchen 5.92m (19'5") x 2.12m (6'11")

Dining Room 3.23m (10'7") x 2.24m (7'4")

Lounge 4.78m (15'8") x 3.17m (10'5")

Orangery 13' 10" x 9' 8" (4.21m x 2.94m)

Bedroom 2 3.25m (10'8") x 2.84m (9'4")

Bedroom 3 2.97m (9'9") x 2.06m (6'9")

Bathroom 7' 7" x 5' 10" (2.31m x 1.78m)

**Bedroom 1 4.78m (15'8") x 3.17m (10'5")
max**

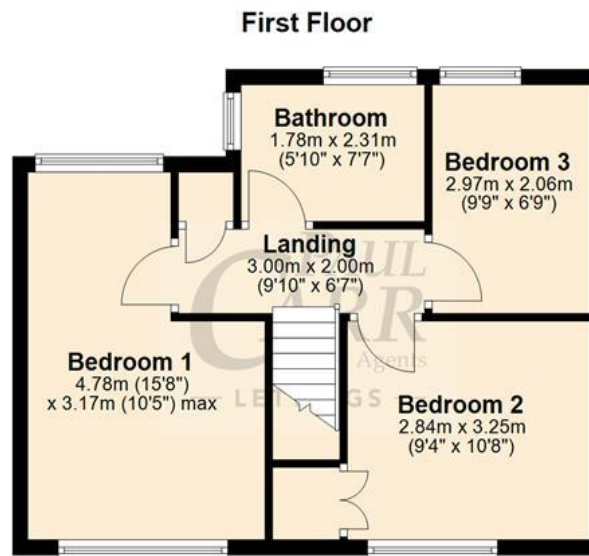
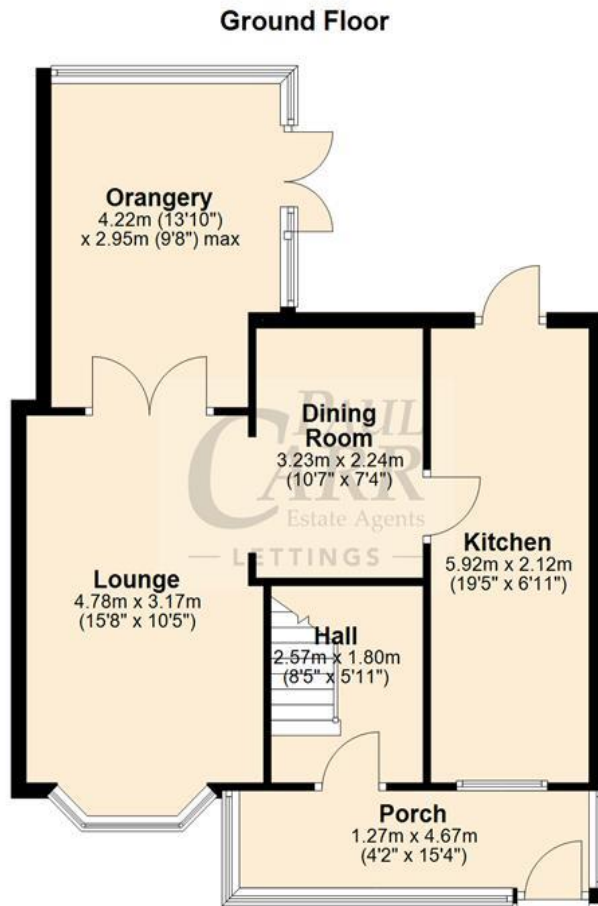
Landing 6' 7" x 9' 10" (2.01m x 2.99m)





Floor Plan

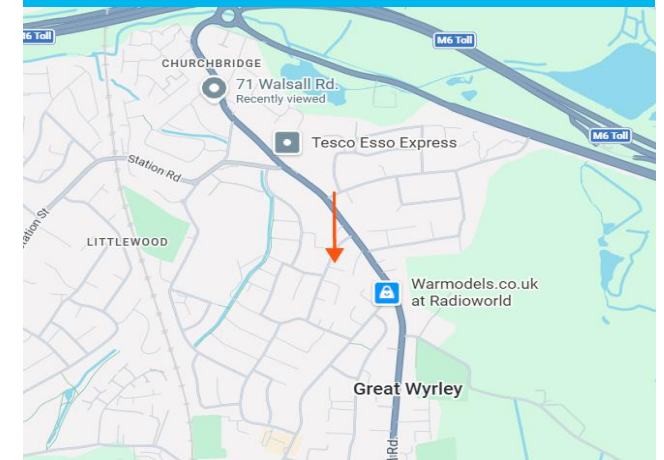
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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: 7th May 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.