



Pool View | Great Wyrley, Walsall | WS6 6PA
Offers In The Region Of £280,000

 **Webbs**
estate agents

Summary

** WELL PRESENTED FAMILY HOME ** POPULAR LOCATION ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY ** MODERN REFITTED KITCHEN ** TANDEM GARAGE ** REFITTED FAMILY SHOWER ROOM ** ENCLOSED REAR GARDEN ** AMPLE OFF ROAD PARKING ** OPEN VIEWS TO THE FRONT ** EXCELLENT SCHOOL CATCHMENT ** VIEWING ESSENTIAL **

WEBBS ESTATE AGENTS are pleased to offer for sale a very well presented home in the popular area of Great Wyrley with open views to the front, excellent school catchments, road and rail links and boasting easy access to the Designer Shopping Village. In brief, consisting of an entrance porch with a door to the stunning large lounge, the dining room has sliding patio doors to the conservatory which overlooks the rear garden, a modern refitted kitchen with integrated appliances, with a door to the tandem garage. On the first floor, there are three bedrooms (bedroom three is currently used as an office) and a refitted shower room. Externally, the property has a large enclosed low maintenance rear garden. To the front of the property, there is a small garden and driveway. Early viewing is strongly advised.

Key Features

- LOVELY FAMILY HOME
- VIEWING IS ESSENTIAL
- MODERN KITCHEN & SHOWER ROOM
- KITCHEN & CONSERVATORY
- LANSCAPED GARDENS
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE & DINING ROOM
- TANDEM, GARAGE

Rooms and Dimensions

ENTRANCE PORCH WITH CLOAKS CUPBOARD
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SPACIOUS LOUNGE
17'3" x 11'2" (5.282 x 3.411)

DINING ROOM
13'0" x 9'8" (3.980 x 2.960)

CONSERVATORY
9'8" x 9'4" (2.964 x 2.869)

MODERN KITCHEN
12'3" x 7'1" (3.738 x 2.184)

LANDING

BEDROOM ONE
11'2" x 10'9" (3.419 x 3.300)

BEDROOM TWO
9'8" x 8'9" (2.970 x 2.684)

BEDROOM THREE
8'1" x 6'0" (2.471 x 1.850)

REFITTED SHOWER ROOM
7'1" x 5'5" (2.167 x 1.669)

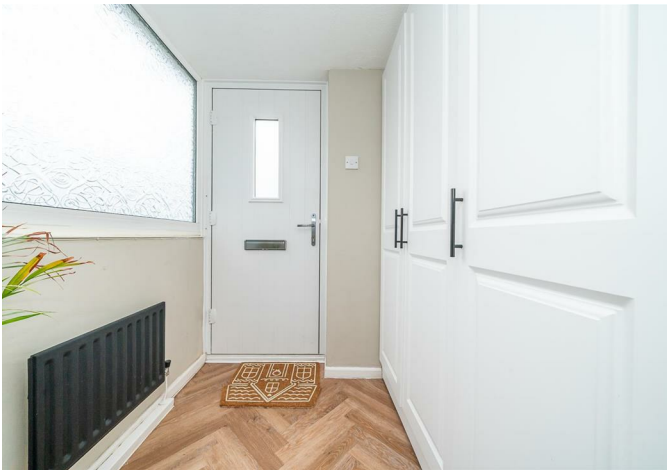
TANDEM GARAGE
30'8" x 7'10" (9.370 x 2.399)

ENCLOSED REAR GARDEN

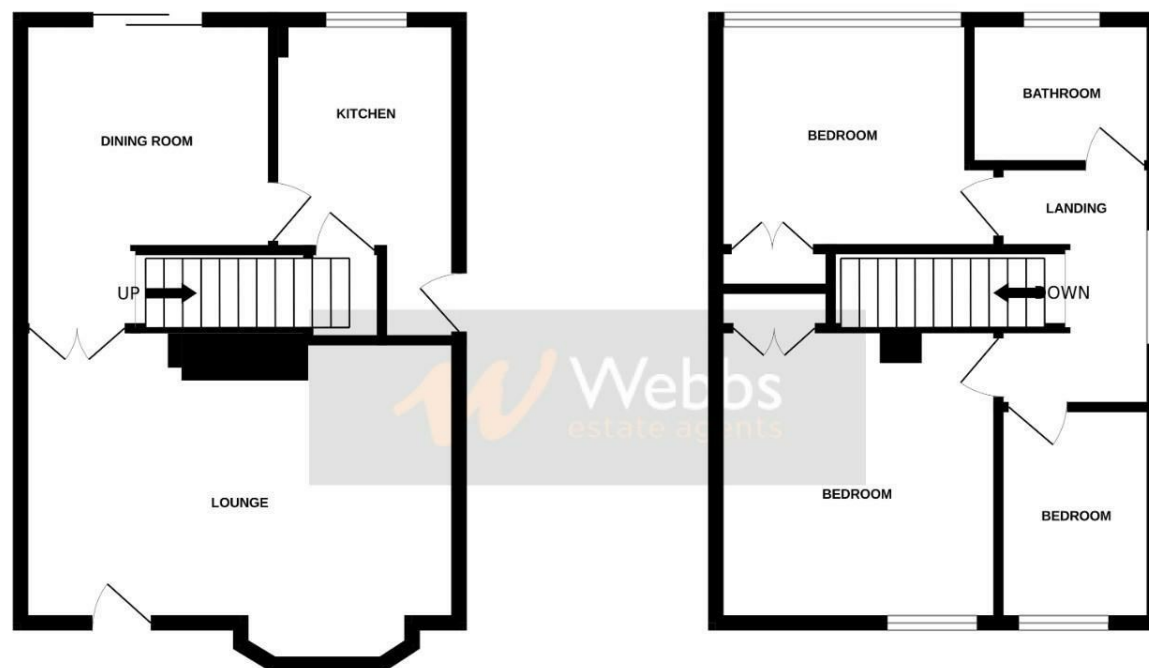
FRONT GARDEN AND DRIVEWAY

FREE VALUATION CALL 01543 468846

Identification Checks (R)



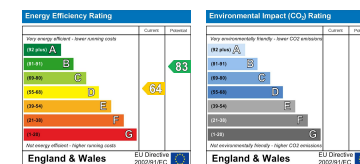




TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

