



Walsall Road, Great Wyrley
Walsall, WS6 6HY

Offers in Excess of £160,000

Great Wyrley

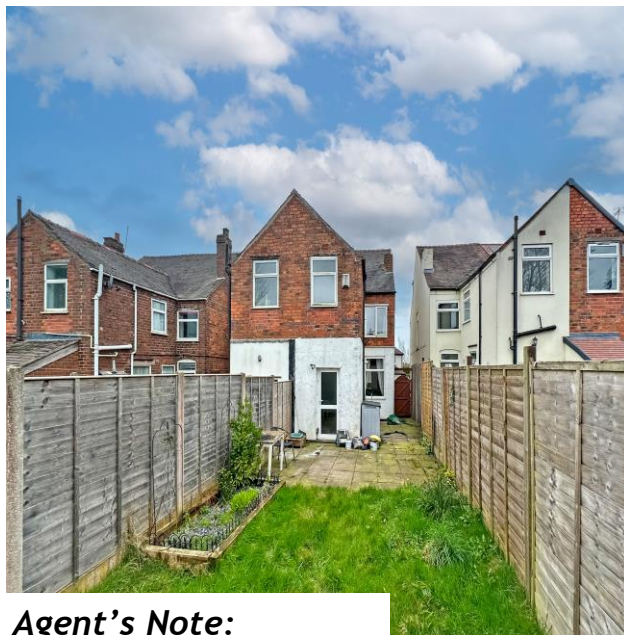
Offers in Excess of £160,000



A beautifully presented two-bedroom semi-detached home situated on Walsall Road in the sought-after area of Great Wyrley.

This spacious property offers generous living accommodation throughout, featuring two large reception rooms on the ground floor, ideal for both relaxing and entertaining. To the rear, an extended kitchen provides ample space for cooking, dining, and family life. Upstairs, the property boasts two well-proportioned double bedrooms along with a large family bathroom, complete with both a separate shower and a full-sized bath. Perfectly suited to first-time buyers, small families, or those looking to downsize without compromising on space, this charming home is conveniently located close to local amenities, schools, and transport links.





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:

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

Spacious two-bedroom semi-detached home
Sought-after Walsall Road location in Great Wyrley
Two generous reception rooms
Extended kitchen
Two large double bedrooms

Dining Area 4.19m (13'9") x 3.66m (12')

Hallway

Living Room 3.73m (12'3") x 3.66m (12')

Kitchen 4.27m (14') x 2.03m (6'8")

Landing

Bedroom 3.66m (12') x 3.45m (11'4")

Bedroom 3.76m (12'4") x 2.64m (8'8")

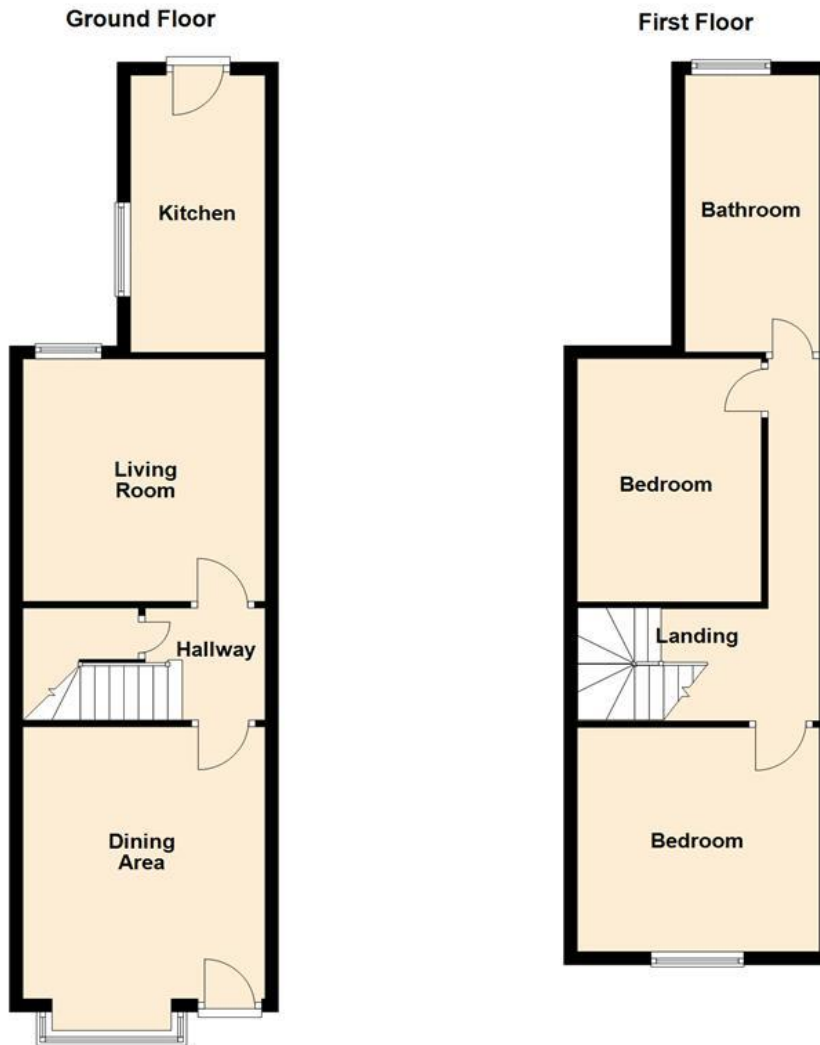
Bathroom

Viewer's Note:

Services connected: Water, Gas, Electric and mains drainage
Council tax band: A
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
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		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

