



Manor Avenue,
Walsall, WS6 6NS

£250,000

Paul Carr Estate Agents are delighted to offer for sale this spacious three-bedroom semi-detached family home, occupying a generous plot on the ever-popular Manor Avenue.

Offered with no upward chain, the property presents an exciting opportunity for buyers seeking a home they can move straight into whilst also offering excellent scope to modernise, personalise or extend (subject to the necessary planning permissions).

Positioned behind a driveway providing ample off-road parking, the property enjoys an attractive frontage with a welcoming entrance porch leading into the accommodation. Internally, the home offers a wealth of well-proportioned living space, perfectly suited to modern family life. The spacious lounge is flooded with natural light from the large front-facing window and features an attractive fireplace, creating a warm and inviting focal point. Double glazed doors lead through to a versatile second reception room, ideal as a formal dining room, family room or garden room, with French doors opening directly onto the rear patio and gardens beyond. The fitted kitchen offers a comprehensive range of wall and base units with generous worktop space, ample room for appliances and delightful views across the rear garden. Completing the ground floor is a practical shower room together with a separate WC, providing added convenience for everyday living.

To the first floor, the property offers three well-proportioned bedrooms. The impressive principal bedroom benefits from an extensive range of fitted wardrobes, providing exceptional storage, whilst the remaining bedrooms are served by a family bathroom fitted with a white suite.

Without doubt, one of the property's finest features is the beautifully established rear garden. Extending to an impressive length, it enjoys a wonderful degree of privacy and has been thoughtfully landscaped over many years with mature trees, colourful shrubs, established borders, lawned areas and peaceful seating spaces. Whether you're a keen gardener, entertaining family and friends or simply looking for somewhere to relax, this truly exceptional outdoor space is sure to impress. To the rear of the garden sits a detached garage offering excellent storage, workshop potential or secure parking.

Situated in one of Great Wyrley's most desirable residential locations, Manor Avenue enjoys convenient access to a wide range of local amenities including shops, highly regarded schools, parks and excellent commuter links via Landywood Railway Station, the A34, A5 and M6 Toll.

Offering spacious accommodation, enormous potential and a truly outstanding mature garden, this is a wonderful opportunity to secure a forever family home in a highly sought-after location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.



Lounge 5.13m (16'10") x 4.12m (13'6")

Hall 2.01m (6'7") x 1.20m (3'11")

Porch 1.85m (6'1") x 0.91m (3')

Breakfast Area 2.47m (8'1") x 1.39m (4'7")

Dining Room 2.47m (8'1") x 2.29m (7'6")

Kitchen 2.29m (7'6") x 2.16m (7'1")

Utility Area 2.50m (8'2") x 1.82m (5'11")

Shower Room 2.50m (8'2") x 0.99m (3'3")

WC 1.50m (4'11") x 0.84m (2'9")

Garage 6.38m (20'11") x 2.33m (7'8")

Workshop 4.37m (14'4") x 2.90m (9'6")

Store 2.90m (9'6") x 1.60m (5'3")

Bathroom 1.79m (5'11") x 1.70m (5'7")

Bedroom 3.27m (10'9") x 2.69m (8'10")

Bedroom 3.61m (11'10") max x 2.45m (8')

Cupboard 0.84m (2'9") x 0.61m (2')

Bedroom 2.67m (8'9") x 2.52m (8'3")

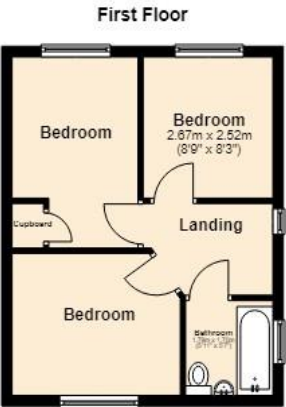
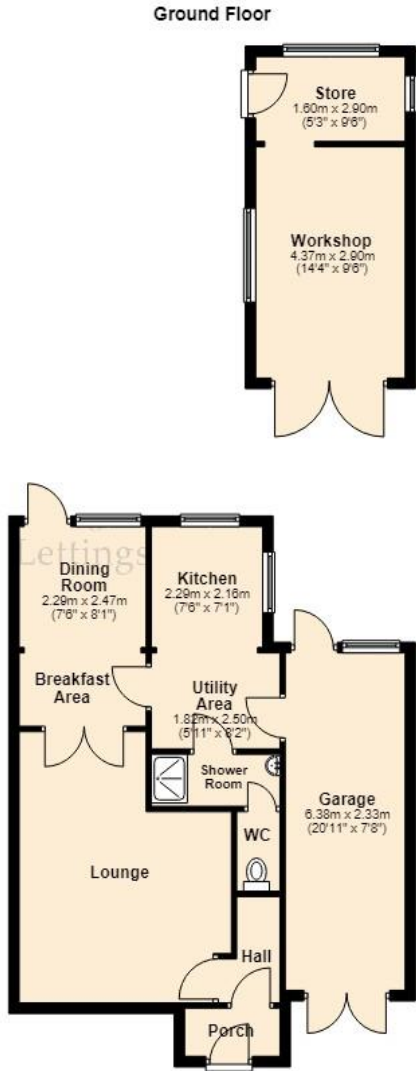
Landing 2.04m (6'8") x 1.73m (5'8")





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		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 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:

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