



Manor Avenue,
Walsall, WS6 6NS

Offers in Excess of £210,000

Rarely Available at This Price – A Fantastic Opportunity on Sought-After Manor Avenue Offers Over £210,000

Situated on the ever-popular Manor Avenue, Great Wyrley, this extended three-bedroom semi-detached home presents a fantastic opportunity to acquire a property in one of the area's most desirable residential locations at an attractive price point. Offering generous living accommodation, excellent parking facilities and a private rear garden, this home is ideal for families, first-time buyers and those looking to create their perfect home.

The accommodation briefly comprises a welcoming lounge to the front of the property, providing a comfortable living space, while a single-storey rear extension has created a spacious kitchen/dining room, ideal for modern family life and entertaining. The ground floor also benefits from a family bathroom. To the first floor are three well-proportioned bedrooms, together with the convenience of a separate WC.

Externally, the property enjoys a driveway providing off-road parking, leading to a car port and a substantial detached garage, offering excellent storage, workshop space or further potential. To the rear is a generous, private garden which is not overlooked, providing a peaceful outdoor setting with ample space for families, gardening enthusiasts or simply relaxing.

Ideally positioned within easy reach of highly regarded schools, local amenities, transport links and countryside walks, this is a rare opportunity to purchase a spacious family home in a location where properties are consistently in high demand.

Paul Carr Secure Sale

This property is being sold via Paul Carr Secure Sale, offering buyers and sellers a faster, more secure and transparent way to complete a property transaction. Once terms are agreed, both parties commit to the sale within an agreed timescale, providing greater certainty throughout the process.

A comprehensive legal pack, including searches, is prepared in advance and made available to interested parties. These documents will also be provided to the appointed conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents for access to the legal pack. Upon acceptance of an offer, the purchaser will be required to:

Pay a non-refundable Reservation Fee of £6,995 (including VAT), payable in addition to the agreed purchase price.

Sign a Reservation Agreement.

Agree to the Secure Sale Terms and Conditions before solicitors are instructed.



Lounge 4.27m (14') max x 3.65m (12')

Hall 2.18m (7'2") x 1.22m (4')

Porch 1.75m (5'9") x 0.72m (2'4")

Cupboard 1.37m (4'6") x 0.84m (2'9")

Dining Area 3.41m (11'2") x 2.70m (8'10")

Bathroom 1.74m (5'8") x 1.70m (5'7")

Inner Hall 0.86m (2'10") x 0.85m (2'9")

Kitchen 3.04m (10') x 2.94m (9'8")

Car Port 9.11m (29'11") x 2.00m (6'7")

Bedroom 2.65m (8'8") x 2.52m (8'3")

Bedroom 2.80m (9'2") x 2.58m (8'6")

WC 1.50m (4'11") x 0.91m (3')

Bedroom 4.25m (13'11") x 2.69m (8'10")

Cupboard 1.03m (3'4") x 0.86m (2'10")

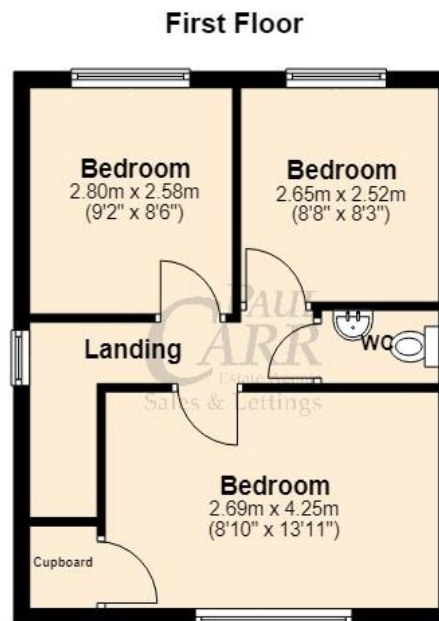
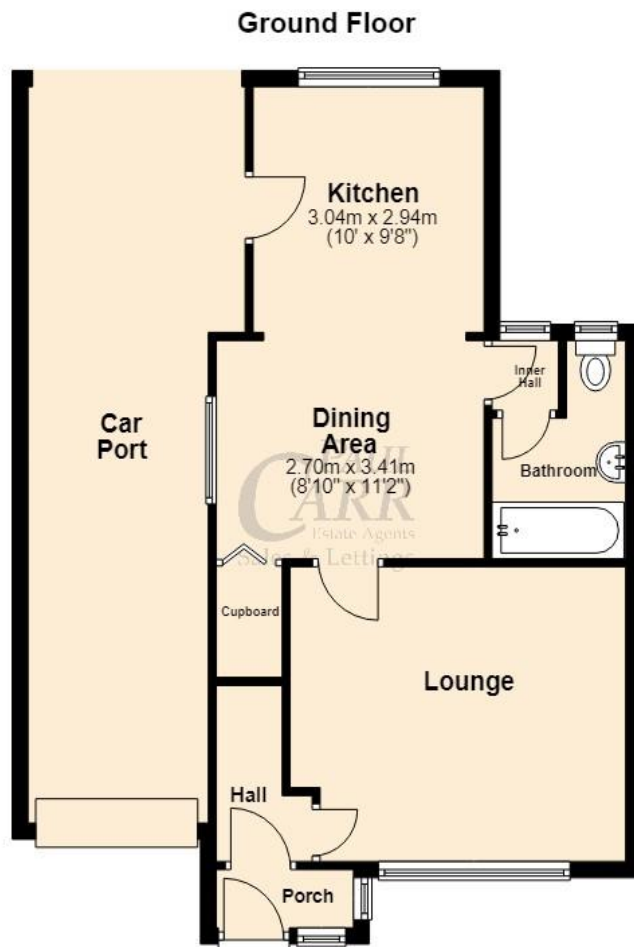
Landing 3.61m (11'10") x 0.91m (3')





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		73 C
55-68	D	65 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:

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.

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