6 HAZELBROOK
GREAT WYRLEY
WALSALL
WS6 6AW

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A superb five bedroom, five bathroom freehold detached home set on a generous third-acre plot. The Aspen delivers impressive internal space, high specification finishes and three balconies, along with a double garage and landscaped gardens.

Accommodation
- Large entrance hall with feature staircase
- Guest W/C and cloaks storage
- Sitting room
- Separate dining room or study
- Forty foot open plan kitchen, dining and family room with bi fold doors to the rear garden
- High specification German kitchen with Neff appliances, quartz surfaces and large island
- Walk in butler's pantry
- Large utility and boot room with direct garden access
- Downstairs wet room
- Double garage with electric Hormann door and EV charging point

First Floor
- Principal bedroom suite with dressing room, luxury ensuite and front balcony
- Guest suite with dressing room, ensuite and rear balcony
- Bedroom three with dressing room and ensuite
- Bedrooms four and five with access to a large Jack and Jill bathroom
- Additional dressing or study space off bedroom four
- Bedroom five with front balcony
- Airing cupboard and spacious landing

Specification Highlights
- Underfloor heating throughout
- Fast fibre broadband
- CCTV and alarm system
- Night-time external LED lighting to houses and driveways
- Private gated development with landscaped communal areas

EPC RATING :B

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation
Hazelbrook is a gated development of exceptional new homes. The setting combines privacy, space and open views with excellent access to nearby towns, schools and transport links.

Hazel Lane sits on the edge of Great Wyrley, a well connected South Staffordshire village with everyday amenities close by. The A5, M6 and M6 Toll are all within easy reach, giving straightforward access to Birmingham, Lichfield, Wolverhampton and Stafford. Local rail stations, including Landywood and Cannock, offer regular services into Birmingham and beyond. The surrounding area provides countryside walks, golf courses, shopping facilities and well regarded schools, making Hazelwood ideal for buyers seeking rural calm without sacrificing convenience.

Description of Property
The Aspen is an exceptional five bedroom, five bathroom detached home set within the prestigious Hazelbrook development on Hazel Lane. Designed for modern family living, it offers generous interiors, high quality specification and three private balconies, all positioned on an impressive third-acre plot. The forty foot open plan kitchen, dining and family room forms the heart of the home, complemented by two further reception spaces, a walk in pantry, boot room and a full ground floor wet room. Upstairs, the principal and guest suites both feature dressing rooms and luxury ensuites, with further ensuite accommodation and flexible study or dressing areas to the remaining bedrooms. The property includes a double garage with an electric door and EV charging point, landscaped gardens and access to the development's private gated setting with attractive communal landscaping and countryside surroundings.

Terms
Tenure: Freehold
Local authority: Walsall
Tax band: H
Average area broadband speed: TBC

Services
We understand that mains water, drainage and electricity are connected, the property has a ground source heat pump system

Fixtures and Fittings
Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Viewings
Viewings are strictly being undertaken by prior appointment through Aston Knowles on 0121 362 7878.

Disclaimer
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

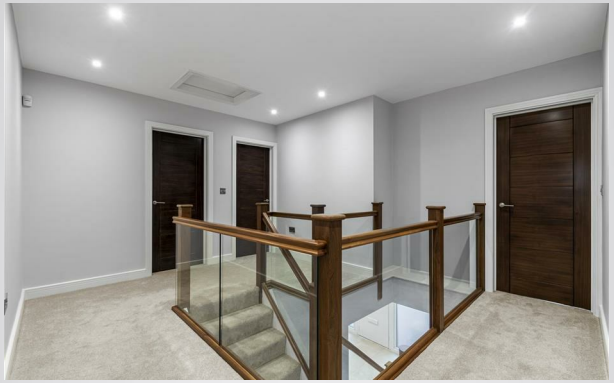
Particulars prepared November 2025
Photographs taken November 2025

Buyer Identity Verification Fee
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.









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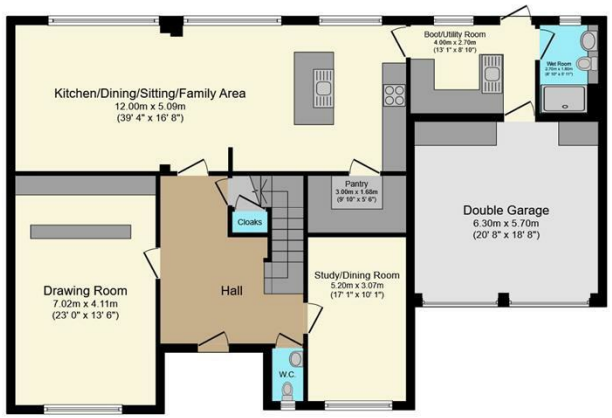
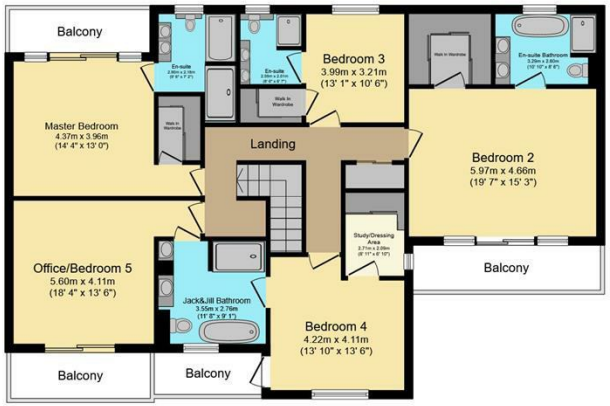
Plot 15, Hazel Lane, Walsall, WS6 6AA



Ground Floor

Floor area 122.5 sq.m. (1,319 sq.ft.)

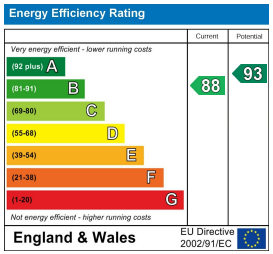


First Floor

Floor area 108.4 sq.m. (1,167 sq.ft.)

Total floor area: 231.0 sq.m. (2,486 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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