



Olde Hall Lane, Great Wyrley  
Walsall, WS6 6LL

Offers in the Region Of £265,000

# Great Wyrley

Offers in the Region Of £265,000



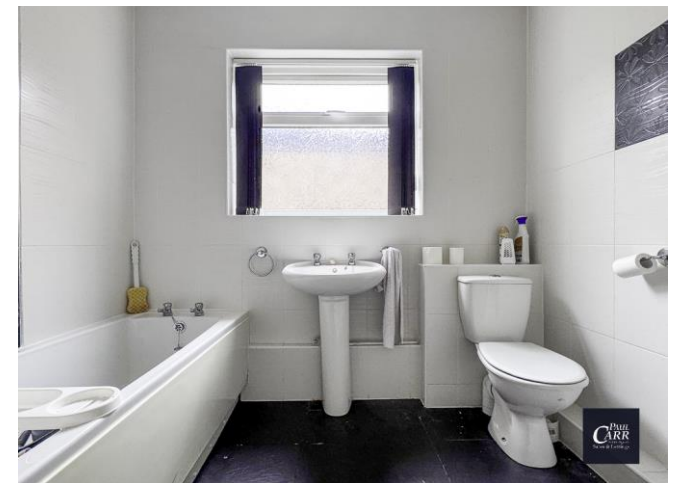
Welcome to Olde Hall Lane and this spacious bungalow located close to amenities in the village and offered with NO ONWARD CHAIN.

Paul Carr Estate Agents are pleased to market a detached property located in the sought after area of Great Wyrley close to Great Wyrley Academy, a short distance to shops and facilities in Cannock and easy access to the M6/M54 Motorway network.

Internally the property is set behind a front porch, entrance hallway, two double bedrooms to the front - one alternatively to be used as a formal dining room, a bathroom, a rear lounge overlooking the garden and a kitchen.

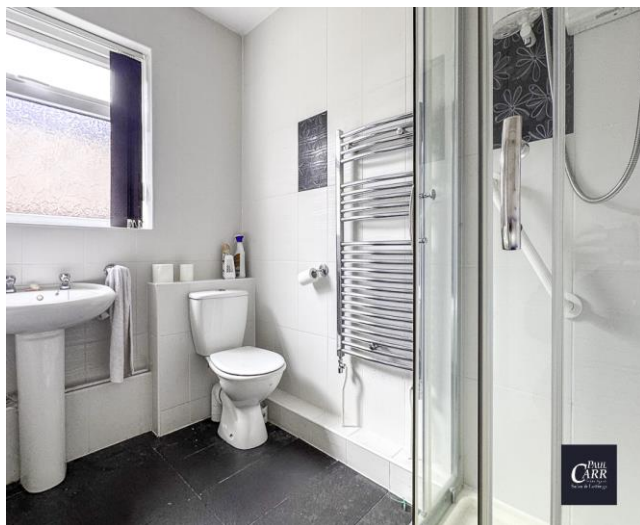
This property would make a superb home for anyone looking to downsize or looking for a desirable area to live and further benefits from being offered with no onward chain.

Call Paul Carr Great Wyrley to arrange an appointment to view!



# Property Specification

Two Bedroom Bungalow Located Close to Amenities  
Driveway Parking  
Views Over Open Fields to Rear  
Two Bedrooms  
Living Room with French Doors to the Rear garden



**Porch**

**Hallway**

**Bedroom 1**

3.85m (12'8") x 3.64m (11'11")

**Bedroom 2**

3.30m (10'10") x 2.98m (9'9")

**Bathroom**

**Living Room**

4.25m (13'11") x 3.64m (11'11")

**Kitchen**

3.75m (12'4") x 2.31m (7'7")

**Conservatory**

## 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.

## Viewer's Note:

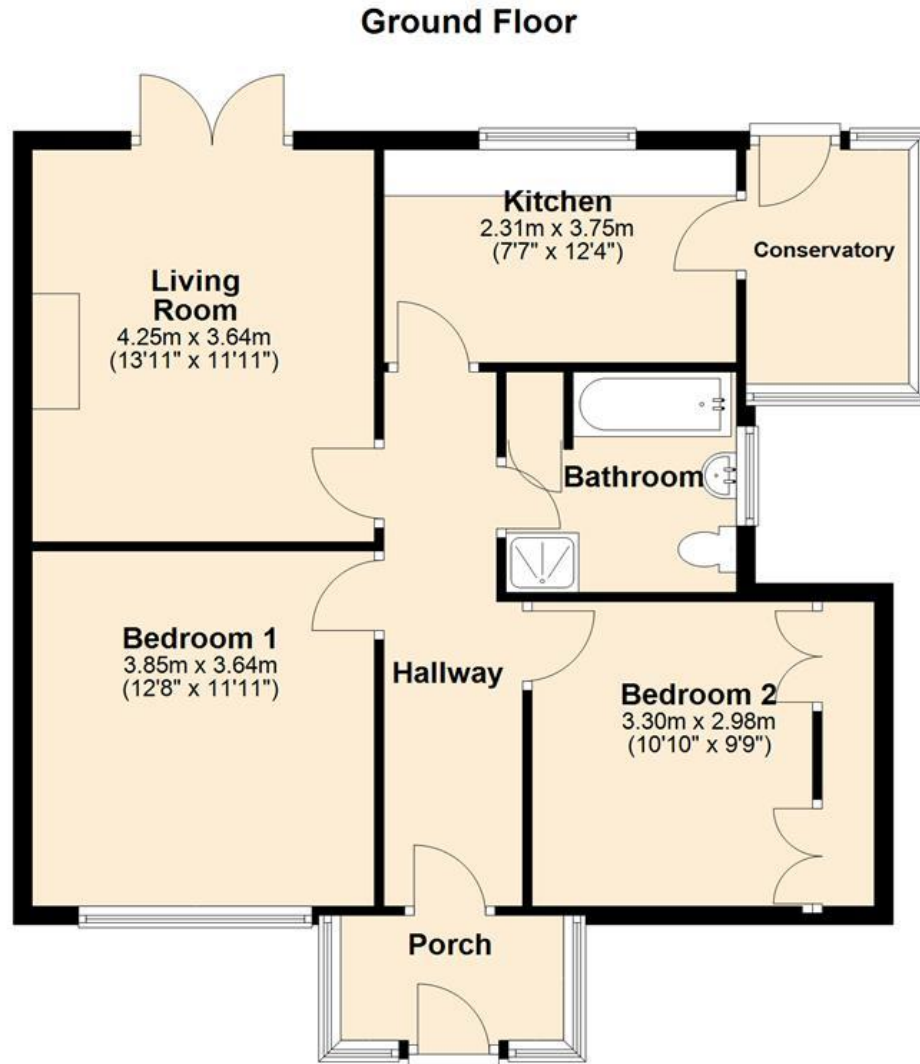
Services connected: Water, Drainage, Gas, Electric

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

