



**PAUL
CARR**

Wardles Lane,, Great Wyrley
Walsall, WS6 6DY

Offers in Excess of £90,000

A spacious and well-presented three-bedroom duplex flat, ideally located in the popular area of Great Wyrley.

Offered with no onward chain, this fantastic home is perfect for first-time buyers, families, or investors alike. Set across two floors, the property offers a generous layout including a large lounge, ideal for relaxing or entertaining, along with a private balcony providing additional outdoor space.

All three bedrooms are well proportioned, offering comfortable accommodation and flexibility for home working or family living.

Further benefits include communal parking and a convenient location close to local amenities, schools, and transport links.

Early viewing is highly recommended to appreciate the space and potential this superb property has to offer.

Agents Note

Service charge for 2026 = £2179

Building Insurance 2026 = £252 Approx.

Leasehold and will be sold with 250 term.

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.



PAUL CARR
Estate Agents
Sales & Lettings

Entrance Hall

Kitchen 3.49m (11'5") x 3.34m (10'11")

Living Room 5.40m (17'9") x 3.48m (11'5")

Landing

Bedroom 1 3.64m (11'11") x 3.34m (10'11")

Bedroom 2 3.48m (11'5") x 3.35m (11')

Bedroom 3 2.09m (6'10") x 1.97m (6'6")

Bathroom

Kitchen 3.49m (11'5") x 3.34m (10'11")

Cupboard

Entrance Hall

Cupboard

Living Room 5.40m (17'9") x 3.48m (11'5") max

Balcony 2.00m (6'7") x 0.92m (3')

Bedroom 2 3.48m (11'5") x 3.35m (11')

Bedroom 3 2.09m (6'10") x 1.97m (6'6")

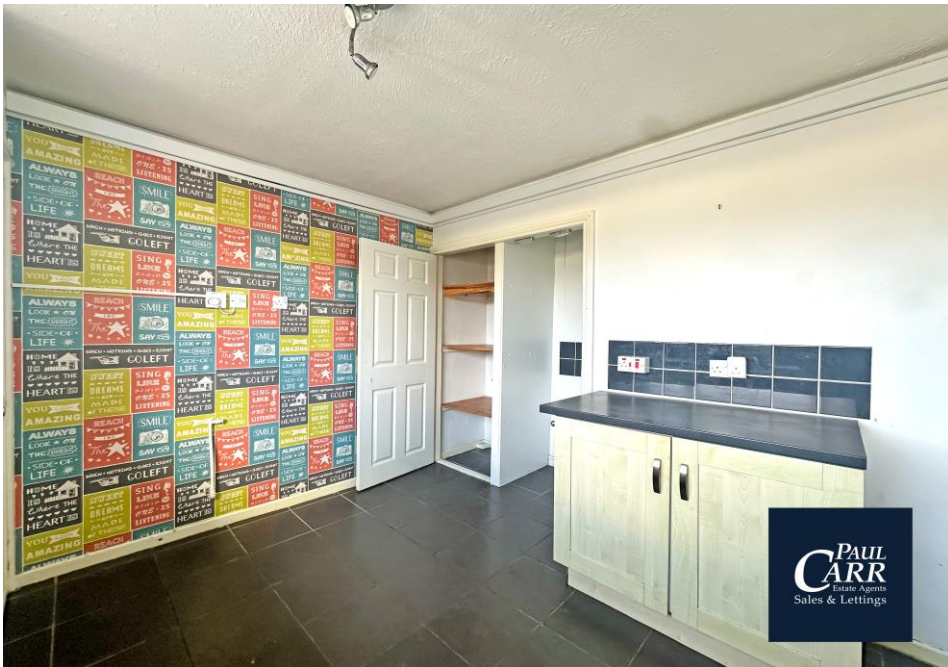
Bedroom 1 3.64m (11'11") x 3.34m (10'11")

Landing

Bathroom

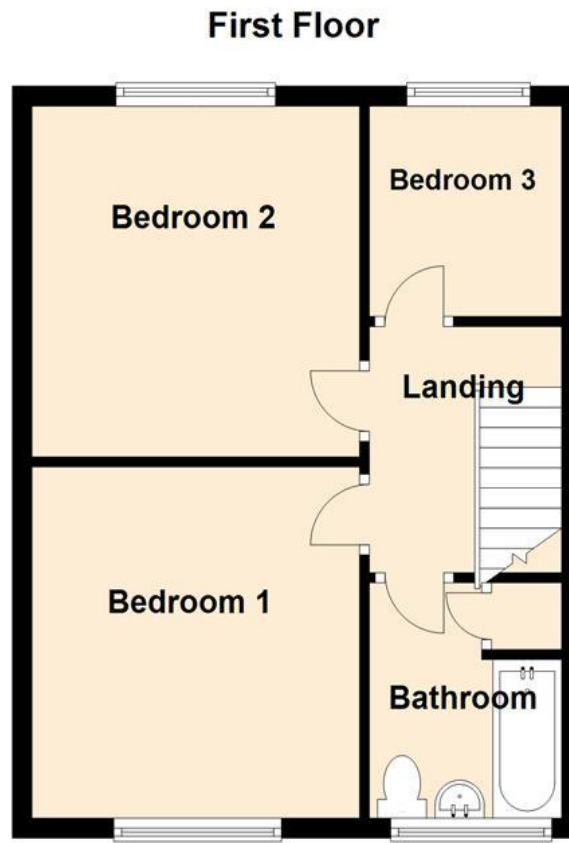
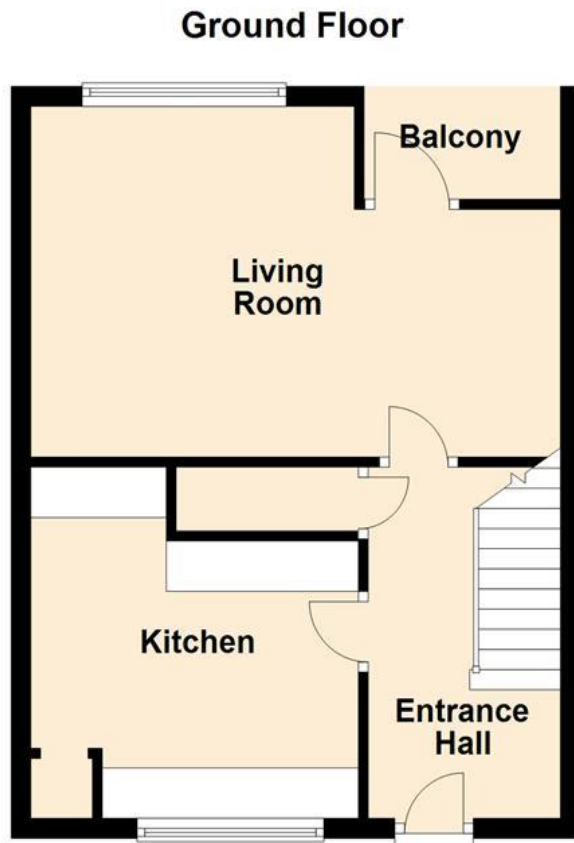
Kitchen 3.49m (11'5") x 3.34m (10'11")





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		74 C
55-68	D	67 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: 30th April 2026

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www.paulcarrestateagents.co.uk

