



Gorse Lane, Great Wyrley  
Walsall, WS6 6JA

Offers in Excess of £250,000

## Stylish Three-Bedroom Semi-Detached Home with Conservatory, Driveway & Landscaped Garden Introduction

This beautifully presented three-bedroom semi-detached home offers an exceptional balance of modern comfort, practical living space, and attractive outdoor areas. Thoughtfully maintained and tastefully decorated throughout, the property is perfectly suited to growing families, first-time buyers, or those seeking a move-in-ready home within a popular residential setting. Extending to approximately 92.5 sq. metres (996 sq. ft.), the accommodation is both well-proportioned and versatile, with the added benefit of a conservatory and landscaped rear garden providing excellent indoor-outdoor living.

**Ground Floor** A welcoming entrance hall provides access to the principal living spaces and sets the tone for the well-presented interiors found throughout the home. The living room is a bright and comfortable space, featuring neutral décor and ample room for furnishings, making it ideal for both relaxing evenings and entertaining guests.

To the rear of the property, the kitchen/diner is fitted with a range of attractive units, offering generous storage and worktop space. Integrated appliances and a practical layout ensure this is a highly functional hub of the home, with space for dining and everyday family life. Leading directly from the kitchen is the conservatory, a valuable addition that enhances the ground floor footprint. Flooded with natural light and enjoying views over the garden, this versatile room can be used as a dining area, garden room, or additional sitting space. A separate laundry area and ground floor WC add further convenience and practicality.

**First Floor** The first floor offers three well-appointed bedrooms, all presented in excellent condition:

**Bedroom One** – A spacious double bedroom, offering a calm and relaxing environment with ample space for wardrobes and additional furnishings.

**Bedroom Two** – A second generous double room, overlooking the rear garden and ideal for guests or family members.

**Bedroom Three** – A well-proportioned single bedroom, perfectly suited as a child's room, home office, or dressing room.

The accommodation is completed by a modern family bathroom, fitted with a white suite including bath with shower over, pedestal wash basin, and WC, complemented by contemporary tiling.

**Outside** To the front, the property benefits from a driveway providing off-road parking, alongside a neatly maintained lawn and attractive frontage. The rear garden has been thoughtfully landscaped to create a variety of usable spaces. A paved patio area offers the perfect spot for outdoor dining and entertaining, while steps lead to an elevated lawn bordered by fencing for privacy. A further seating area provides a more secluded retreat, complemented by mature planting and established greenery. This outdoor space is ideal for both relaxation and family use.

### Location

The property is situated within a desirable and well-established residential area, offering convenient access to local amenities, schools, and transport links. The surrounding neighbourhood is popular with families due to its community feel and accessibility.

**Conclusion** This is a superb opportunity to acquire a stylish and well-maintained home offering generous living space, excellent outdoor areas, and a highly practical layout.

With nothing requiring immediate attention, the property is ready for immediate occupation and enjoyment.

Early viewing is highly recommended to fully appreciate the quality and space on offer.



**Hall**

**Living Room 5.79m (19') x 3.27m (10'9") max**

**Kitchen/Diner 4.42m (14'6") x 2.54m (8'4")**

**Conservatory**

**WC**

**Laundry 2.02m (6'8") x 1.05m (3'5")**

**First Floor Landing**

**Bedroom 1 3.79m (12'5") x 2.59m (8'6")**

**Bedroom 3 2.83m (9'3") max x 2.72m (8'11")**

**Bedroom 2 3.51m (11'6") x 2.59m (8'6")**

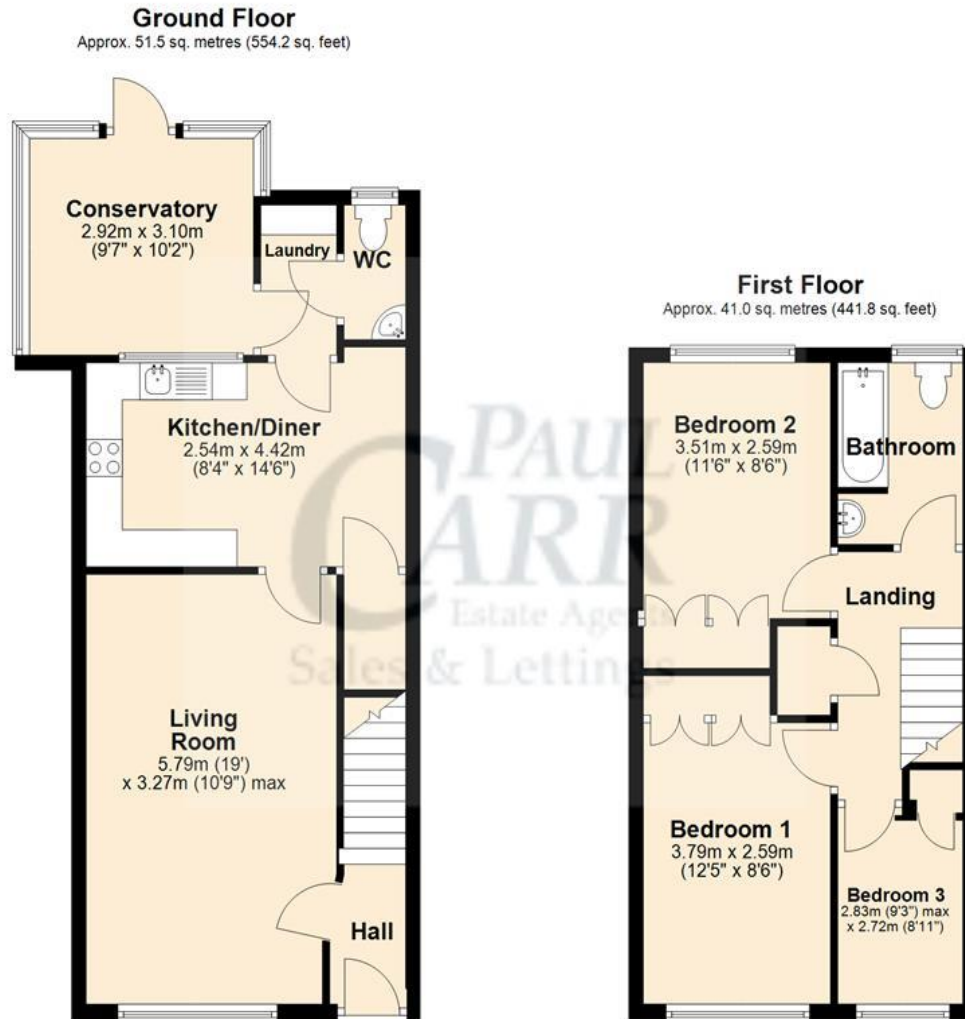
**Bathroom**





# Floor Plan

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

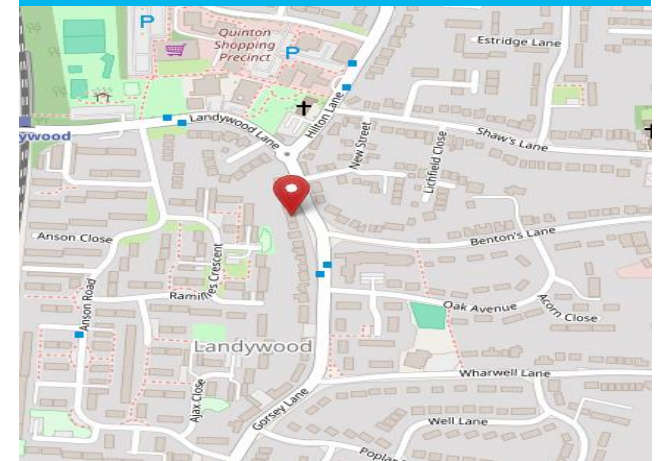


Total area: approx. 92.5 sq. metres (996.1 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location





### ***Agent's Note:***

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