



Wardles Lane,  
Walsall, WS6 6DX

Offers in the Region Of £280,000

Occupying a popular position on Wardles Lane in Great Wyrley, this beautifully presented three-bedroom semi-detached home offers stylish, spacious and exceptionally well-maintained accommodation.

Finished with great attention to detail throughout, the property is ready for its new owners to move straight in and enjoy.

A generous driveway provides ample off-road parking and access to the integral garage, while the smart frontage creates an excellent first impression.

Upon entering, a useful porch leads into the impressive open-plan living accommodation. The inviting lounge is finished in contemporary neutral tones and features plush carpeting alongside a striking feature fireplace, creating a comfortable setting in which to relax. The room flows naturally into a generous dining area with ample space for family meals and entertaining guests. French doors open into a bright conservatory overlooking the rear garden, providing an additional versatile living space and creating a wonderful connection between the home and its beautifully landscaped surroundings. The modern fitted kitchen is both stylish and practical, featuring sleek handleless cabinetry, complementary work surfaces and tiled flooring. A comprehensive range of storage is accompanied by integrated cooking appliances and space for further appliances, with direct access provided to the rear of the property.

To the first floor, an attractive landing with a contemporary glass balustrade leads to three well-proportioned bedrooms. The rooms offer excellent flexibility for a growing family, visiting guests or those requiring a dedicated home office. Completing the accommodation is a stylish family bathroom featuring contemporary tiling and an impressive freestanding bath.

The rear garden is a genuine highlight of this outstanding home. Thoughtfully landscaped and impeccably maintained, it features a neatly kept lawn surrounded by attractive raised planted borders. A substantial composite decking area provides the perfect setting for outdoor dining, summer barbecues and entertaining family and friends, while secure fencing and mature planting create an appealing sense of privacy.

Perfectly suited to first-time buyers, young families or anyone searching for a home requiring no immediate work, this exceptional property combines contemporary presentation with comfortable and practical living space. Conveniently positioned for Great Wyrley's local amenities, schools and transport connections, this is a home that needs to be viewed to be fully appreciated.

Early viewing is strongly recommended.







**Living Room 7.16m (23'6") x 4.51m (14'10")**

**Kitchen 3.36m (11') x 2.56m (8'5")**

**Conservatory 2.57m (8'5") x 1.98m (6'6")**

**Pantry 2.33m (7'8") x 0.84m (2'9")**

**Garage 5.00m (16'5") x 2.46m (8'1")**

**Master Bedroom 2.95m (9'8") x 2.00m (6'7")**

**Bedroom 2 3.63m (11'11") x 2.87m (9'5")**

**Bathroom 3.81m (12'6") x 1.46m (4'9")**

**Bedroom 3 3.43m (11'3") x 2.08m (6'10")**

**Hallway 3.81m (12'6") x 1.99m (6'6")**





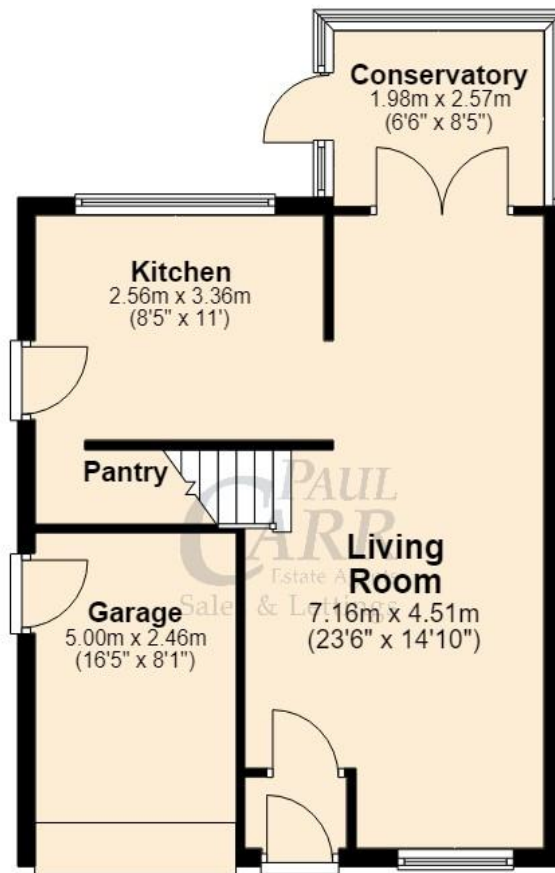


# Floor Plan

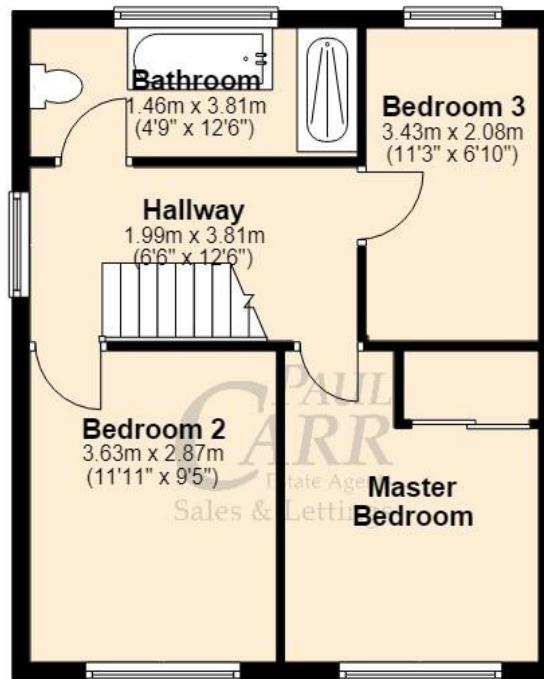
*This floor plan is not drawn to scale and is for illustration purposes only*

Energy Performance Rating

Ground Floor



First Floor



Map Location







**Agent's Note:**

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