



Julian Close, Great Wyrley, WS6 6NP

Offers in the Region Of £295,000



# Great Wyrley

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Welcome to Julian Close, located in the heart of Great Wyrley nestled away within a quiet cul-de-sac, offering privacy and peaceful living.

On entry the hallway has a guest cloakroom and offers access to the spacious through lounge/dining area with French doors to the rear garden and the extended kitchen with an array of wall and base units, space for a table and chairs and a door to the rear garden.

There is a separate utility room to the rear of the tandem garage.

Upstairs offers three good sized bedrooms, the master and second bedrooms have fitted wardrobes and the bathroom has a bath and separate shower cubicle.

Outside to the rear is a low maintenance garden with a selection of mature trees, plants and flowers.

To the front is a block paved driveway.

Do not miss out on the chance to view this lovely, detached family home, offered with the added advantage of having NO ONWARD CHAIN.

Call Paul Carr, Great Wyrley Today!







## Property Specification

Highly Regarded Cul-de-Sac Location  
Extended Detached House Offering Excellent Scope & Potential  
Through Lounge/Dining Area  
Extended Breakfast Kitchen  
Utility Room & Ground Floor WC

**Entrance Hall**

**Guest WC**

**Living Room**  
4.82m (15'10") x 3.46m (11'4")

**Dining Area**  
3.89m (12'9") x 2.61m (8'7")

**Breakfast Kitchen**  
6.40m (21') x 2.65m (8'8")

**Utility Area**  
3.11m (10'2") x 2.47m (8'1")

**Side Tandem Garage**  
6.65m x 2.47m

**First Floor Landing**

**Bedroom 1** 5.36m (17'7") max x 2.96m (9'9")

**Bedroom 2** 3.89m (12'9") max x 3.05m (10')

**Bedroom 3** 3.11m (10'2") x 2.22m (7'3")

**Bathroom**

### 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: 29<sup>th</sup> September 2025

Services connected: Gas, Electric, Drains, Water

Council tax band: D

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.

