PAUL CARR Estate Agents Sales & Lettings

Great Wyrley 01922 701001 greatwyrley@paulcarrestateagents.co.uk



Anson Close, Great Wyrley, WS6 6JJ

Offers Over £200,000

Spacious Three-Bedroom Family Home with 19ft Lounge-Diner and Substantial Garage

This well-proportioned three-bedroom family home offers generous and versatile accommodation, complemented by off-road parking, a substantial garage and an excellent rear garden. Entering through the porch, the welcoming hallway provides access to the kitchen, garage and first-floor staircase. The kitchen is fitted with a contemporary range of grey cabinetry, complementary work surfaces and tiled splashbacks, with space provided for a selection of appliances. Positioned across the full width of the property is the impressive 19ft lounge and dining room. Offering ample space for both comfortable seating and a family dining table, this bright and versatile room is ideal for everyday living and entertaining. A feature fireplace creates an attractive focal point, while double doors open directly onto the rear garden. The property also benefits from a substantial 18ft garage, providing secure parking, excellent storage or potential workshop space.

To the first floor are three well-proportioned bedrooms. The spacious principal bedroom measures more than 14ft, while the remaining bedrooms provide excellent flexibility for children, guests or those requiring a dedicated home office. Completing the accommodation is a family bathroom fitted with a white suite and shower over the bath.

Outside, the property features a driveway providing off-road parking alongside a lawned frontage. The enclosed rear garden offers a combination of paved and decked seating areas, lawn and useful storage, creating an appealing outdoor space for relaxing, entertaining and family activities.

With its spacious living accommodation, three bedrooms, substantial garage and excellent outdoor space, this attractive home offers considerable potential and should be viewed to fully appreciate everything it has to offer.



Kitchen 3.56m (11'8") x 1.83m (6')

Porch 0.86m (2'10") x 0.80m (2'8")

Hall 2.60m (8'6") x 1.06m (3'6")

Lounge/Dining Room 5.79m (19') x 3.15m (10'4")

Stairs 2.71m (8'11") x 0.86m (2'10")

Garage 5.50m (18'1") x 2.96m (9'9") max

Bedroom 3.14m (10'4") x 2.96m (9'9")

Bedroom 4.44m (14'7") x 2.73m (8'11")

Bedroom 3.63m (11'11") x 2.27m (7'5") max

Bathroom 2.06m (6'9") x 1.83m (6')

Landing 2.96m (9'9") x 1.65m (5'5")







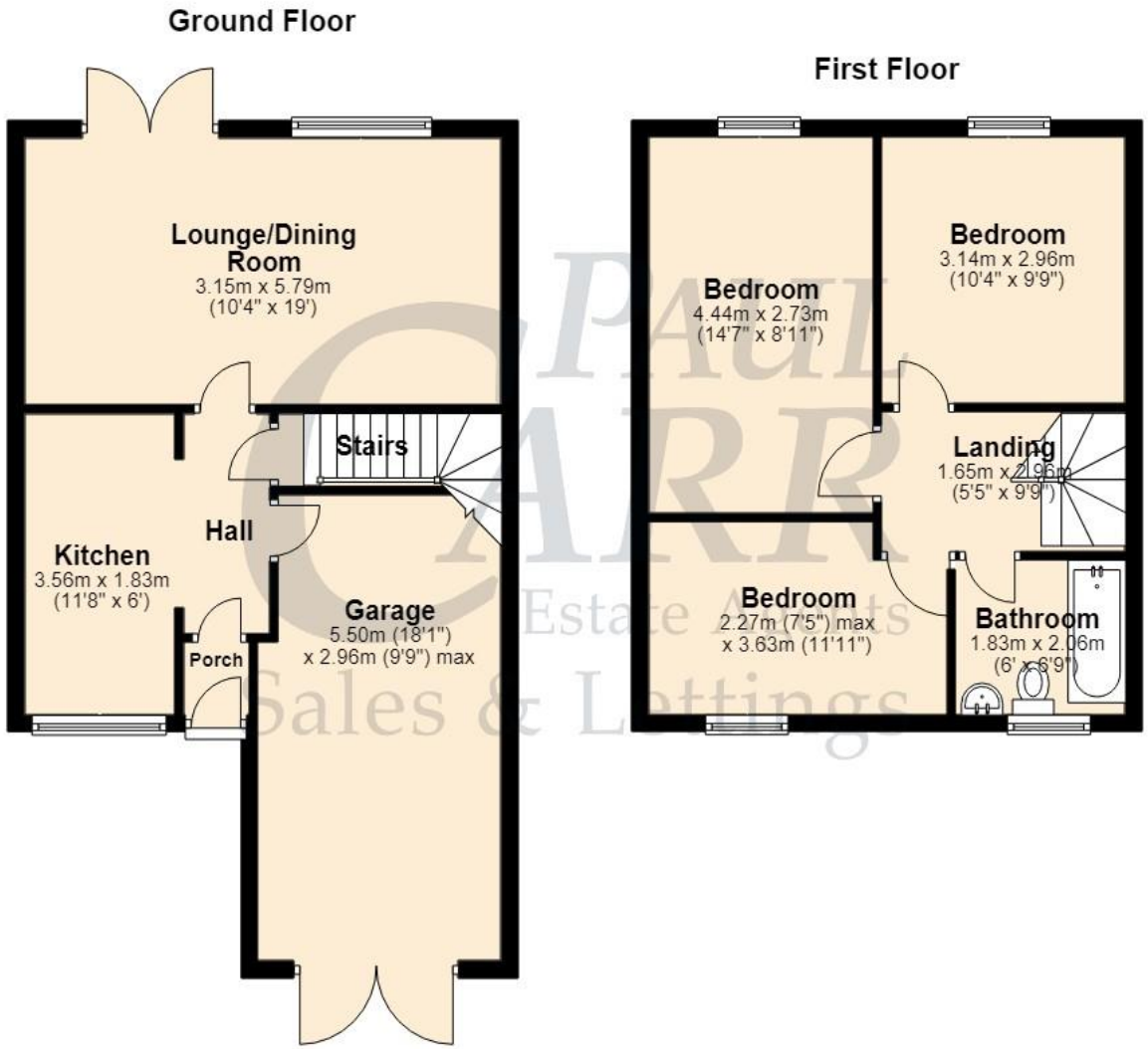






Floor Plan

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



Energy Performance Rating

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:

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 £47.50 + VAT (£57 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.