



Hilton Lane, Great Wyrley,  
WS6 6DT

**Offers Over £220,000**



# Great Wyrley

Offers Over £220,000

3  1  2 

Paul Carr Estate Agents are delighted to offer this charming traditional family home located in a highly regarded area close to shops and amenities in Great Wyrley including a choice of reputable schools for all ages and a short walk to Landywood Train Station.

On entry is a welcoming entrance hallway, a front reception room with a bay window, a rear lounge with doors to the rear patio and a kitchen leading to outbuildings with storage and a ground floor WC.

To the first floor are three bedrooms, two with fitted wardrobes and a third single bedroom/home office.

The bathroom has a modern white suite and a shower over the bath.

To the outside is a paved driveway to the front, side gates lead through to a beautifully maintained rear garden which has fenced boundaries and a paved patio area ideal for outside dining.

The property is offered with NO ONWARD CHAIN.

Viewings are via Paul Carr Great Wyrley!







## Property Specification

Charming Traditional Style Family Home  
Two Reception Rooms  
Ground Floor WC  
Three Bedrooms (Two with Fitted Wardrobes)  
Beautifully Maintained Rear Garden

Hall

Porch

Dining Room  
3.99m (13'1") x 3.34m (10'11")

Lounge  
3.34m (10'11") x 3.33m (10'11")

Kitchen  
2.26m (7'5") x 1.74m (5'9")

WC

Bathroom

Bedroom 2  
3.33m (10'11") x 2.81m (9'3")  
Closet

Bedroom 1  
3.34m (10'11") x 2.81m (9'3")  
Closet

Bedroom 3  
2.12m (6'11") x 1.81m (5'11")

### 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:

### Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: B

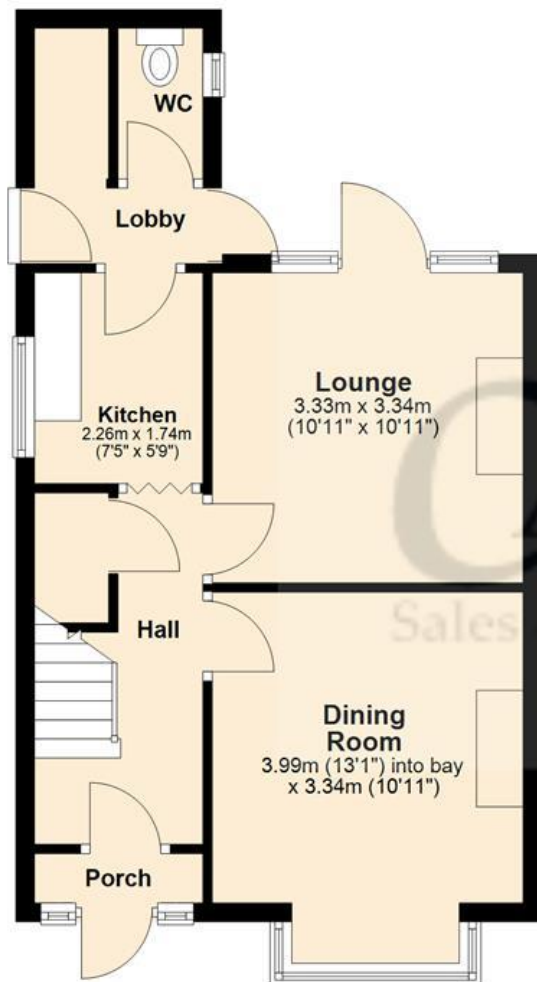
Tenure: Freehold

# Floor Plan

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

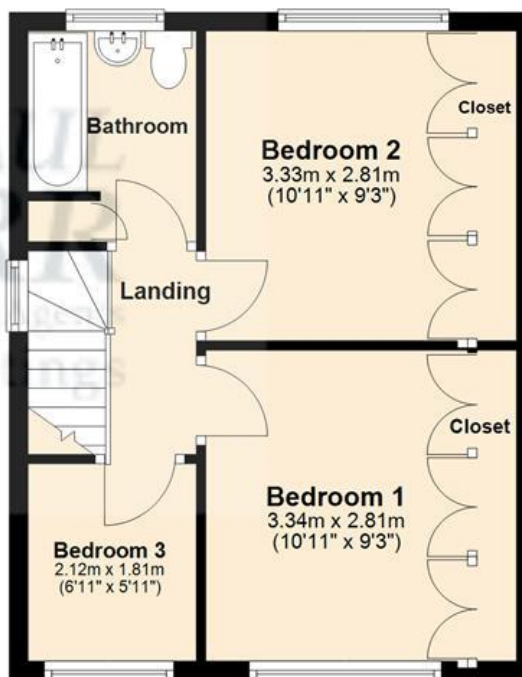
## Ground Floor

Approx. 40.9 sq. metres (440.8 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

