



Manor Avenue, Great Wyrley,  
WS6 6NS

£325,000



# Great Wyrley

£325,000



Welcome to Manor Avenue and this substantially extended and immaculately presented family home located in one of the areas most desirable roads.

Offering ample living space and with four bedrooms this lovely family home needs to be viewed to appreciate the quality and size of accommodation on offer.

A stylish front living room offers a cosy relaxing space and in contrast the extended kitchen/dining area is great for entertaining and perfect for families to spend time all together.

Off the kitchen is a generous utility room with space for appliances, a downstairs WC and a useful storage area/garage.

To the first floor are four good sized bedrooms and a contemporary style bathroom.

The landscaped rear garden offers space for outside dining and a garden room ideal for anyone looking for a home office, gym or man cave.

This impressive property offers space and versatility to families and is ideally located close to both primary and secondary schools in the village, shops and amenities in Cannock and a short drive to the M6/M54/M6 Toll roads.

Call Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

Substantially Extended Family Home  
Impressive Open-Plan Kitchen/Dining Area  
Four Bedrooms  
Stylish Living Room  
Landscaped Rear Garden

Porch

Hall

Lounge

4.27m (14') x 3.58m (11'9")

Kitchen

5.21m (17'1") x 2.69m (8'10")

Dining Room

4.37m (14'4") x 3.02m (9'11")

Utility

5.81m (19'1") x 2.36m (7'9")

WC

Store Room

Landing

Bedroom 1

4.26m (14') x 2.70m (8'10")

Bedroom 2

3.68m (12'1") max x 2.47m (8'1")

Bedroom 3

2.75m (9') x 2.65m (8'8")

Bedroom 4

17' 8" x 9' 10" (5.39m x 3m)

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: 16th January 2026

**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 £40 + VAT (£48 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.

### Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

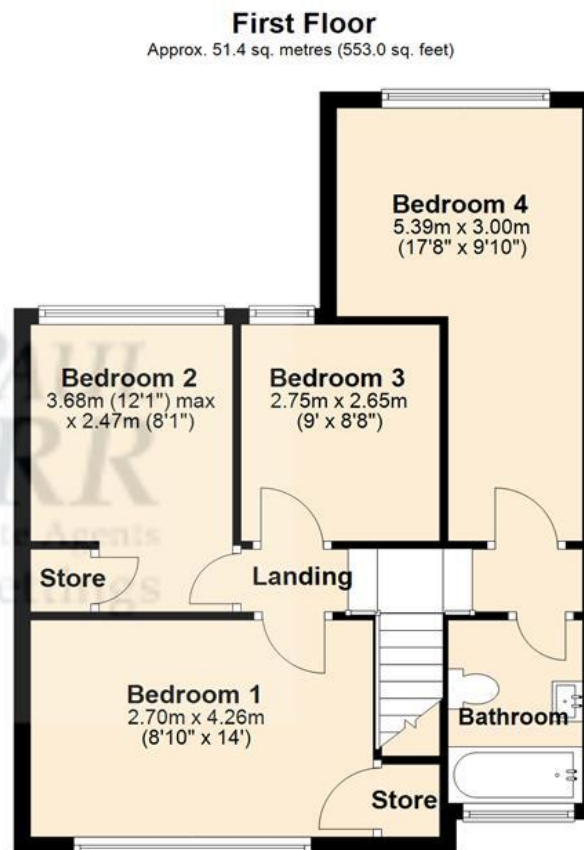
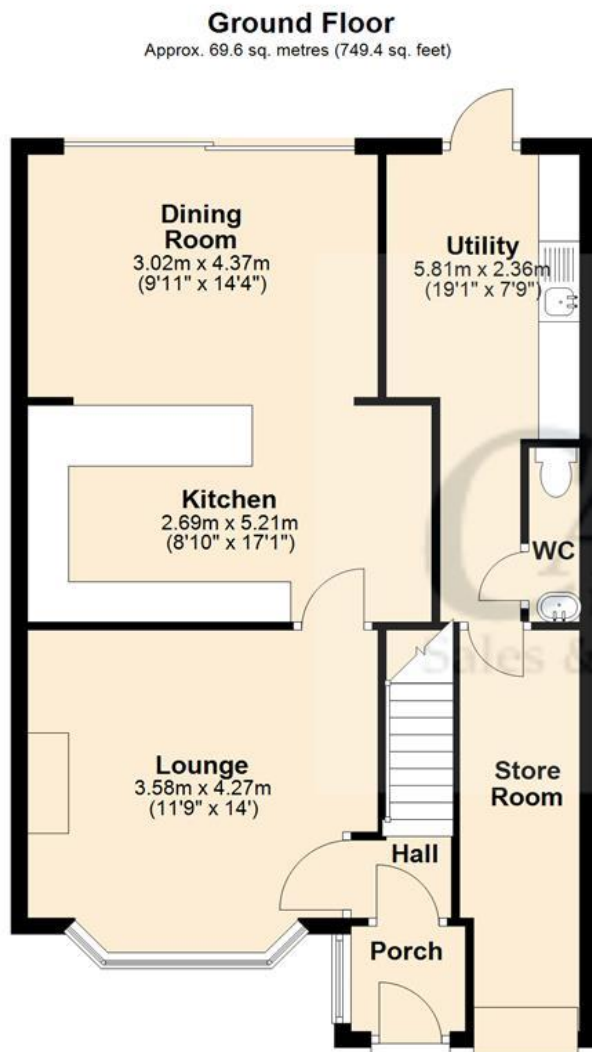
Council tax band: B

Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

## Map Location

