PAUL CARR Estate Agents Sales & Lettings

Great Wyrley 01922 701001 greatwyrley@paulcarrestateagents.co.uk



Telford Avenue, Great Wyrley, WS6 6BS

Offers in the Region Of £295,000

YOUR PERFECT FAMILY UPGRADE – FOUR BEDROOMS, EN-SUITE AND EXCEPTIONAL LIVING SPACE! Paul Carr Estate Agents are delighted to present this impressive four-bedroom semi-detached family home, occupying a desirable residential position in Great Wyrley. Offering exceptionally spacious and versatile accommodation, an en-suite principal bedroom, a large garage and a generous rear garden, the property is ideally suited to a growing family. The ground floor begins with an entrance porch and welcoming hallway, which opens into the superb lounge and dining room. Extending to more than 26ft in length, this wonderfully spacious reception room provides clearly defined areas for relaxing and dining, with a large front-facing bay window allowing plenty of natural light and an exposed-brick fireplace creating an attractive focal point. The generously proportioned fitted kitchen offers an extensive range of cabinetry, plentiful worktop space and room for a selection of appliances. Beyond the main living accommodation is a bright conservatory with double doors opening directly onto the rear garden, creating an ideal additional seating area from which to enjoy the outdoor space. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms offer excellent flexibility for children, guests or those requiring a dedicated home office. A separate family bathroom completes the first-floor accommodation. Externally, an extensive block-paved driveway provides ample off-road parking and leads to the substantial garage, which measures over 17ft in length and offers excellent parking, storage or workshop potential. To the rear is a private and established garden featuring a generous lawn, paved seating areas, planted borders and useful storage sheds—perfect for families, outdoor entertaining and relaxing during the warmer months. Conveniently positioned for Great Wyrley's local shops, reputable schools and everyday amenities, the property is also well placed for Landywood railway station and major commuter routes. Combining generous room proportions with a practical family layout and superb external space, this is a home that must be viewed to be fully appreciated. Early viewing is highly recommended. 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.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C

Services Connected: Water, gas,electric and mains drainage.

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Entrance Hall 2.00m (6'7") x 1.37m (4'6")

Lounge/Diner 8.20m (26'11") x 2.77m (9'1")

Kitchen 4.57m (15') x 2.69m (8'10")

Garage 5.36m (17'7") x 2.67m (8'9")

Conservatory 4.14m (13'7") x 1.93m (6'4")

Porch 2.12m (6'11") x 1.16m (3'10")

Bedroom 3.89m (12'9") x 2.69m (8'10")

Bedroom 3.38m (11'1") x 2.67m (8'9")

Bathroom 1.75m (5'9") x 1.60m (5'3")

Landing 3.15m (10'4") x 1.60m (5'3")

Bedroom 4.81m (15'10") x 2.16m (7'1")

En-suite 2.11m (6'11") x 1.60m (5'3")

Storage 0.84m (2'9") x 0.81m (2'8")







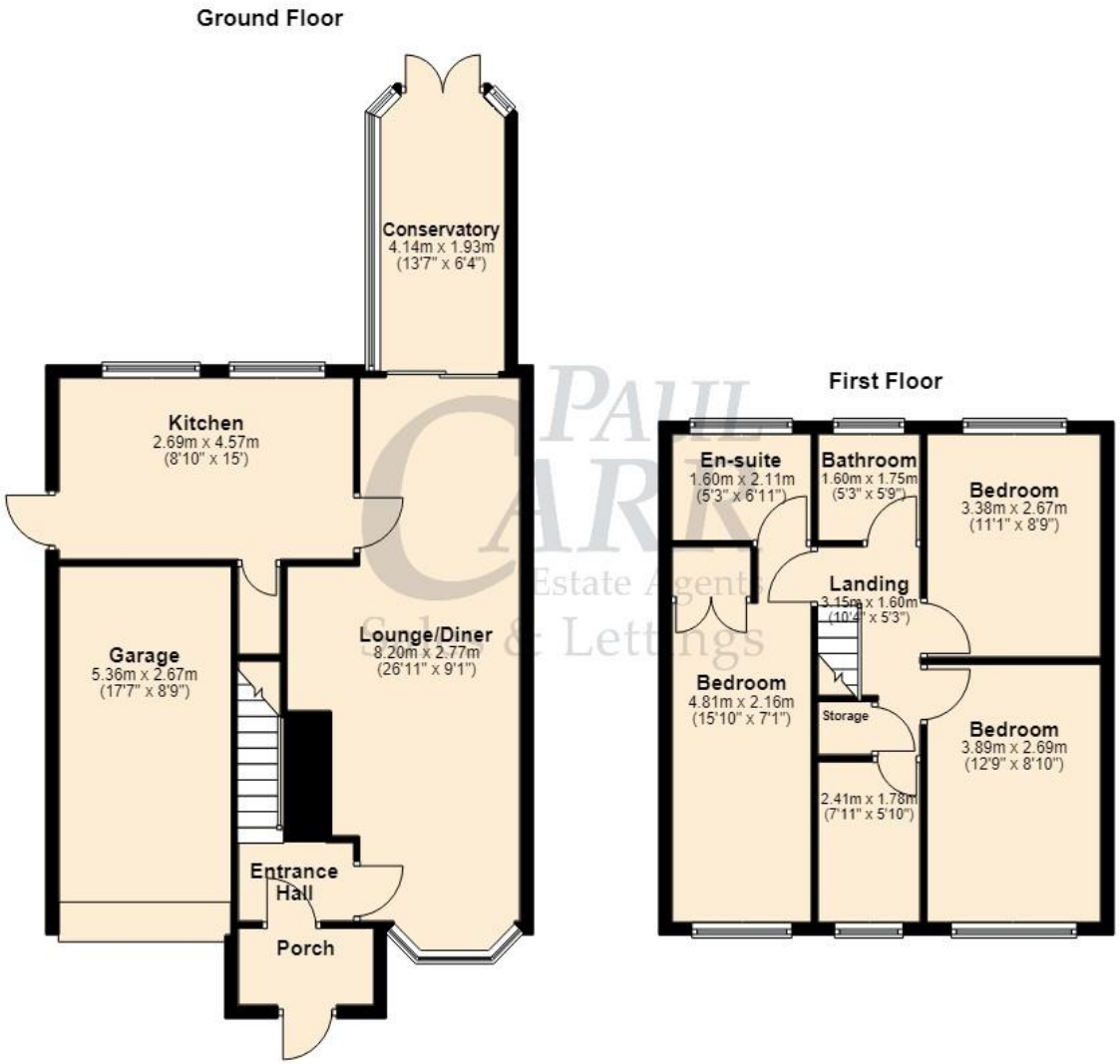




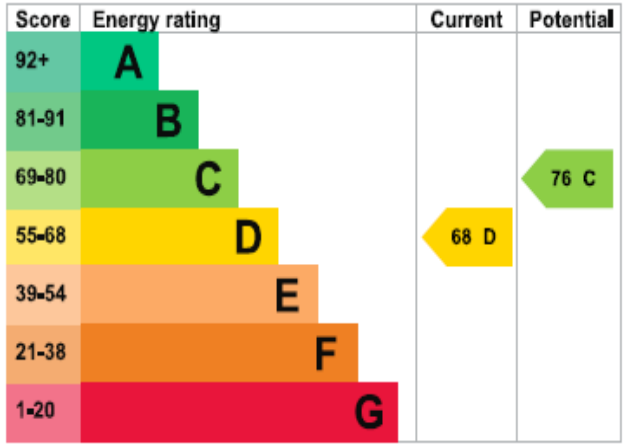


Floor Plan

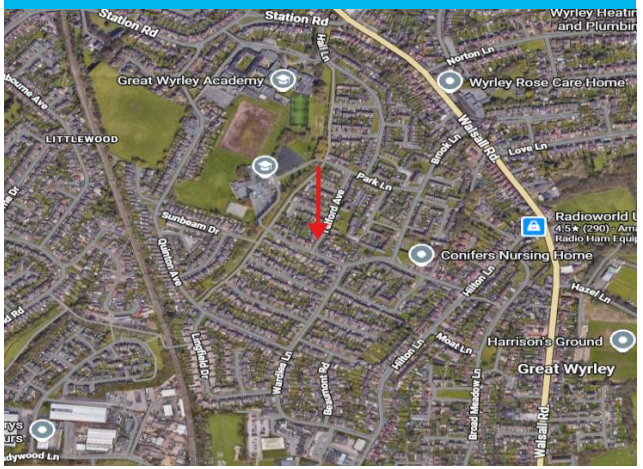
This floor plan is not drawn to scale and is for illustration purposes only



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: 17th August 2026

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