



Walsall Road, Great Wyrley
Walsall , WS6 6FB

£210,000

LUXURY GARDEN-FACING RETIREMENT APARTMENT AT WYRLEY COURT Positioned on the quieter rear side of the prestigious Wyrley Court development, this beautifully presented first-floor apartment enjoys a peaceful outlook across the landscaped communal gardens. Designed exclusively for the over-55s, it offers an exceptional combination of independence, comfort and low-maintenance living within a welcoming community. A spacious private entrance hall creates an inviting first impression and provides access to each area of the apartment. The heart of the home is the impressive open-plan kitchen, dining and living space. The contemporary kitchen has been finished to a high standard, featuring an excellent range of hand-painted cabinetry, luxurious quartz work surfaces and integrated Neff appliances. Flowing naturally from the kitchen is a generous living and dining area, offering ample space for relaxing, entertaining and enjoying time with visiting family and friends. A large rear-facing window fills the room with natural light while providing an attractive outlook over the communal gardens. The generously proportioned double bedroom offers a calm and comfortable retreat, with ample space for additional furniture and the benefit of fitted mirrored wardrobes. A luxurious wet room completes the principal accommodation and features contemporary sanitaryware, stylish full-height tiling and a generous walk-in shower area. A particularly practical feature is the separate utility room, incorporating fitted storage, laundry facilities and a convenient guest WC—an unusual and valuable addition within a one-bedroom apartment. Wyrley Court is an exclusive collection of just 32 private retirement apartments, thoughtfully created to support an independent and enjoyable lifestyle. Residents benefit from lift access, secure video entry, beautifully maintained communal gardens and parking facilities. An impressive selection of shared amenities further enhances life at Wyrley Court, including a welcoming café with an outdoor terrace, cinema room, gym and salon. These spaces provide opportunities to meet neighbours and enjoy an active social life, while residents remain entirely free to enjoy the privacy and comfort of their own apartment. Conveniently located within the heart of Great Wyrley, the development is well placed for local shops, everyday amenities and transport connections to Cannock, Walsall and the surrounding areas. Combining luxurious accommodation, a peaceful garden-facing position and an outstanding retirement lifestyle, this exceptional apartment must be viewed to be fully appreciated.

Tenure: We can confirm the property is Leasehold.

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

Services Connected: .

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

or via greatwyrley@paulcarrestateagents.co.uk



Entrance Hall 4.16m (13'8") x 1.68m (5'6")

Utility 2.28m (7'6") x 1.27m (4'2")

Kitchen/Lounge room 8.86m (29'1") x 2.00m (6'7")

Shower Room 2.28m (7'6") x 1.96m (6'5")

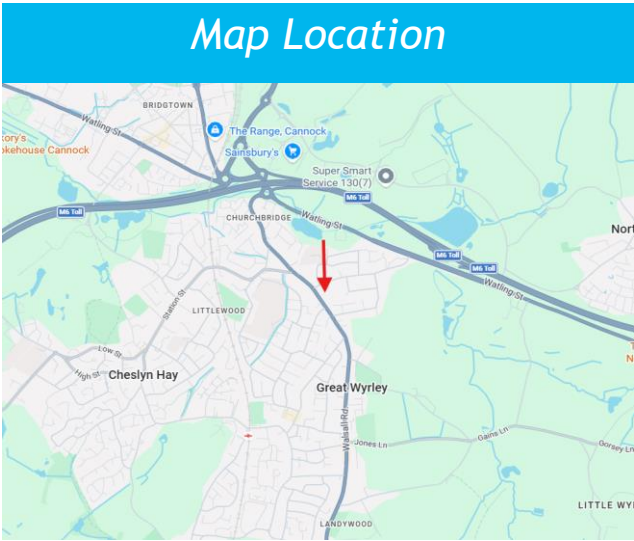
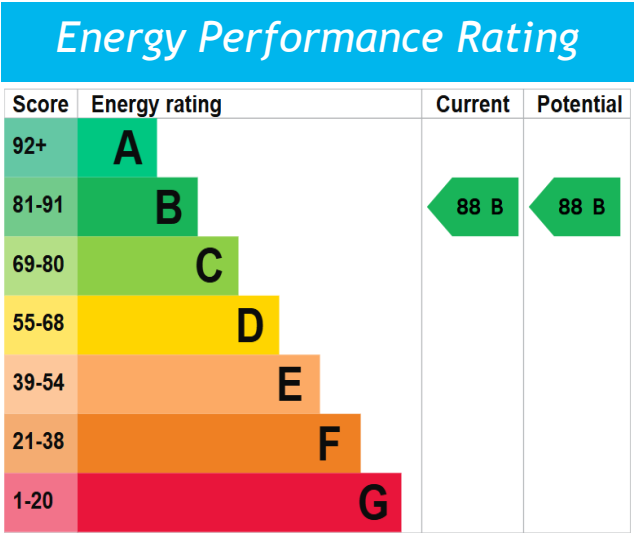
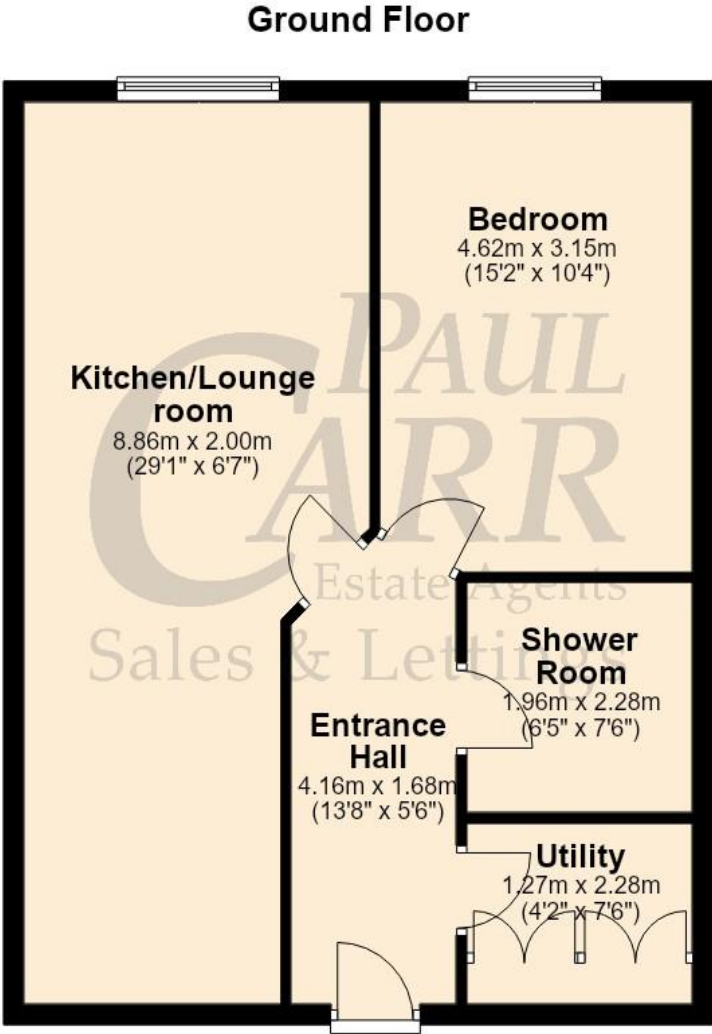
Bedroom 4.62m (15'2") x 3.15m (10'4")





Floor Plan

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







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: 3rd September 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.