

for sale

£220,000



WYRLEY COURT

GREAT WYRLEY

Afternoon Tea

with free wills and trusts advice

Wed 1st April, 12pm - 3pm

Join us for **complimentary afternoon tea** at stunning Wyrley Court. PLUS enjoy free guidance on wills, powers of attorney and trusts, courtesy of co-hosts Davisons Law. **No need to RSVP, just drop in on the day.**



Wyrley Court Walsall Road Great Wyrley Walsall WS6 6NL

LAST FEW PLOTS REMAINING

****CALL 01543 500923 TO ENQUIRE FOR MORE DETAILS****

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About Wyrley Court:

Residents at Wyrley Court need never feel isolated or unsupported. Fun, laughter and friendships abound and particularly important for those who are living alone, there's companionship and the sense of being part of a warm and supportive community.

Stylish, secure, maintenance and stress-free. Each of the bright and spacious one and two bedroom apartments at Wyrley Court are finished to a high specification – a blank canvas, ready to personalise and make your own.

All apartments feature British built, hand painted kitchens with high quality integrated Neff appliances and luxurious quartz countertops. Wet rooms are well appointed, generously proportioned and luxurious in feel.

Generous master bedrooms feature fitted wardrobes for ample storage. 2 bedroom apartments offer the flexibility of a guest bedroom, or extra space to be used as a study or for hobbies and interests.

A number of apartments feature utility rooms, private balconies or direct access to outside space.

All apartments include video intercom at your front door, a reserved parking space with electric charging connection if required and homeowners may subscribe to BT and/or Sky services.

Featuring low-carbon heat pumps and EPC A-rated, Wyrley Court is a sustainable build offering excellent fuel economy.

All apartments include underfloor heating, video intercom at your front door, a reserved parking space with electric charging connection if required and homeowners may subscribe to BT and/or Sky services.

Communal Spaces & Amenities

Wyrley Court is the ideal choice for those who wish to live life to the full in their later years and maintain their independence, without compromising on quality of life.

As part of a ready-made new community, residents need never be short of company. Equally those who value privacy and being able to close their own front door will be under no pressure to socialise or join in.

Light-filled and relaxing, the communal lounge is a great place for socialising, or why not get together over a coffee or bite to eat in



the on-site cafe? Enjoying the great outdoors is also an option with landscaped gardens and terrace areas, perfect for relaxing with a book or a spot of gardening.

Shared Spaces Include:

CAFE & OUTDOOR TERRACE

All residents, their friends, family and members of the local community can enjoy a wonderful modern café with vaulted ceilings, complete with an outdoor seating area surrounded by mature trees – perfect for meeting up for coffee or a bite to eat, across all seasons.

CINEMA, GYM & SALON

Popcorn at the ready, sit back, relax and enjoy regular screenings at our cinema or for some gentle and sociable exercise, just pop in to the gym. With a salon on-site too, there's no need to head into town for a cut or a treatment.

Facilities Include:

READING ROOM

South East facing, flooded with morning light and just the spot for enjoying the papers.

SNUG / TV ROOM

A cosy space in which to meet up with your neighbours and tune in to your favourite programmes.

LANDSCAPED GARDENS

Fresh air and green space for enjoying some gardening or me-time.

DESIGNATED PARKING

Electric-ready for your own charger, if required. Guest parking also available.

GUEST SUITE

Perfect for accommodating visiting family and friends, particularly if you have a one bedroom apartment.

ON-SITE SECURITY

Includes fob access to the apartment block and video intercom for each apartment at your front door.

- WiFi in communal areas.
- Lift access to first and second floors.
- Wheelchair access.
- Pets allowed.

Agents Notes:

1. Floorplans should not be used as a basis for furnishings, furniture or appliance spaces etc.
2. Dimensions for such purposes must be verified against actual site measurements.
3. Please note the handing of plots, door & window positions may vary from the floor plans shown.
4. Please check individual plot details with our sales team.
5. Images shown are for illustrative purposes only and are not plot specific.





To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

Property Ref: CNK108799 - 0003

Tenure:Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/CNK108799](https://www.connells.co.uk/Property/CNK108799)

This is a Leasehold property. We are awaiting further details about the Term of the lease.
For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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