



Pool Meadow, Cheslyn Hay,  
WS6 7PB

£460,000



**Cheslyn Hay**

**£460,000**



Welcome to Pool Meadow, one of the areas most highly regarded locations and this executive detached family home offering spacious modern living close to amenities in the village.

For the commuter, excellent transport links are close-by with Landywood train station providing links to Birmingham and Lichfield, the M6/M54 motorway network and A5 are a short drive away.

In brief, the property comprises of an entrance hallway with a guest WC, good sized living room leading through to an open plan kitchen/dining room and a separate utility room off.

Oak flooring flows throughout the ground floor.

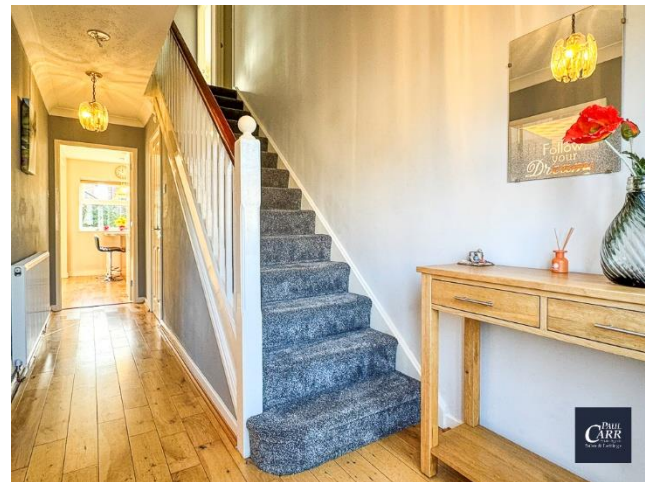
Upstairs the property offers four good-sized bedrooms, an en-suite and fitted wardrobes to the main bedroom and a family bathroom with separate shower cubicle.

To the front is a block paved driveway providing parking for several vehicles and a single garage.

To the rear is a family-friendly garden with lawned area, paved patio providing space for entertaining and outside dining and a side gated access.

The property has recently had solar panels and an air source heat pump reducing energy bills significantly.

Call Paul Carr Estate Agents to view this lovely family home.







## Property Specification:

Executive Style Detached Family Home  
Highly Regarded Area of Cheslyn Hay  
Superb Open-Plan Kitchen/Dining Area  
Solid Oak Flooring Throughout the Ground Floor  
Solar Panels & Air Source Heat Pump - Excellent Energy Efficiency

Hall

WC

Lounge

4.87m (16') x 3.44m (11'3")

Kitchen/Dining Room

8.12m (26'8") max x 3.57m (11'9")

Utility

2.51m (8'3") x 1.60m (5'3")

Landing

2.00m (6'7") x 1.04m (3'5")

Bedroom 1

3.87m (12'8") x 3.50m (11'6")

En-suite

2.60m (8'6") x 1.79m (5'10")

Bedroom 2

4.55m (14'11") x 2.57m (8'5")

Bedroom 3

3.60m (11'10") x 3.12m (10'3")

Bedroom 4

3.60m (11'10") x 2.56m (8'5")

Bathroom

2.47m (8'1") x 2.28m (7'6")

Garage

4.67m (15'4") x 2.56m (8'5")

## Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: E

Tenure: Freehold

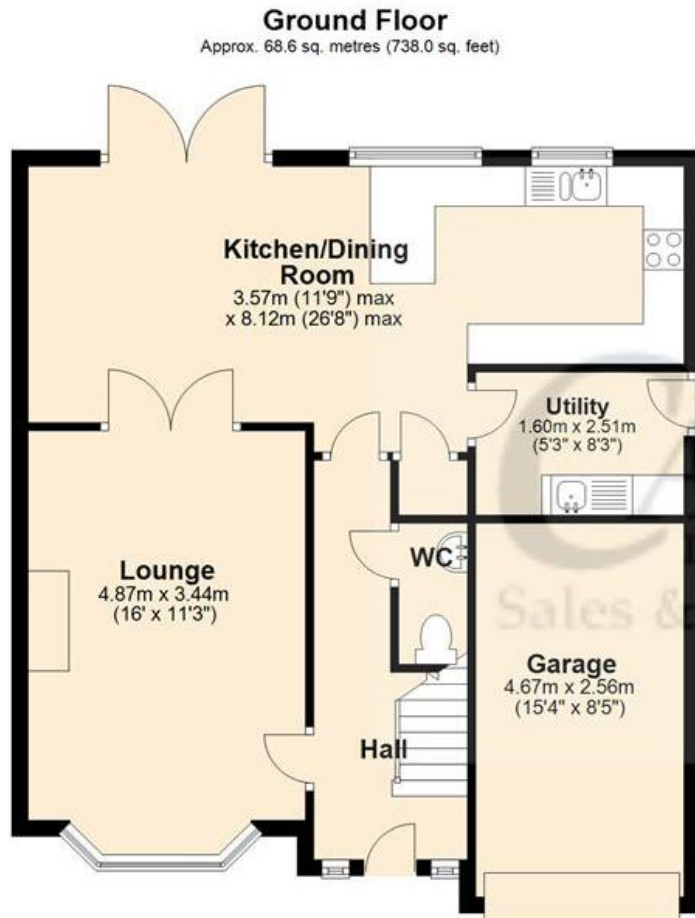
## Agent's Note:

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:

**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.

# Floor Plan

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



Total area: approx. 136.9 sq. metres (1473.1 sq. feet)

## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

