



Cherrington Drive, Cheslyn Hay, WS6 6NE

Offers in the Region Of £265,000

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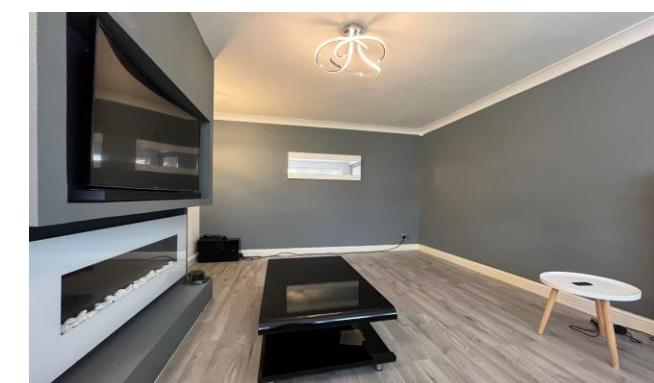
NO ONWARD CHAIN Paul Carr Estate Agents are delighted to bring to market this well positioned three bedroom link detached property in the sought after Great Wyrley area.

An internal inspection reveals a welcoming entrance hall, spacious living room, good sized kitchen diner, separate utility room and completing the ground floor is the useful garage perfect for storage.

Stairs lead to the first floor where the property boasts three excellent bedrooms and a family bathroom. Outside is a pleasant privately enclosed rear garden and to the fore is a multi vehicle driveway.

It is worth noting that the property is also near to highly regarded local schools, easily accessible transport links and shops.

DO NOT MISS YOUR CHANCE TO VIEW!!!





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:

Property Specification

THREE BEDROOM LINK DETACHED PROPERTY
HIGHLY SOUGHT AFTER LOCATION
SPACIOUS LIVING ROOM
MODERN KITCHEN DINER
PLEASANT PRIVATELY ENCLOSED GARDEN

Hallway

Living Room 14' 2" x 10' 4" (4.33m x 3.15m)

Kitchen Diner 16' 2" x 8' 11" (4.94m x 2.73m)

Utility Room 9' 2" x 6' 3" (2.80m x 1.90m)

Garage 16' 5" x 8' 0" (5.00m x 2.43m)

Bedroom One 11' 11" x 10' 4" (3.64m x 3.14m)

Bedroom Two 11' 6" x 10' 4" (3.50m x 3.14m)

Bedroom Three 8' 2" x 7' 1" (2.50m x 2.16m)

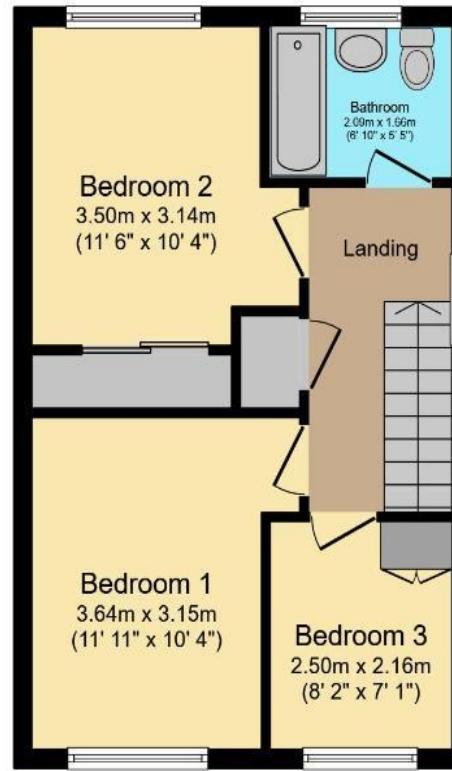
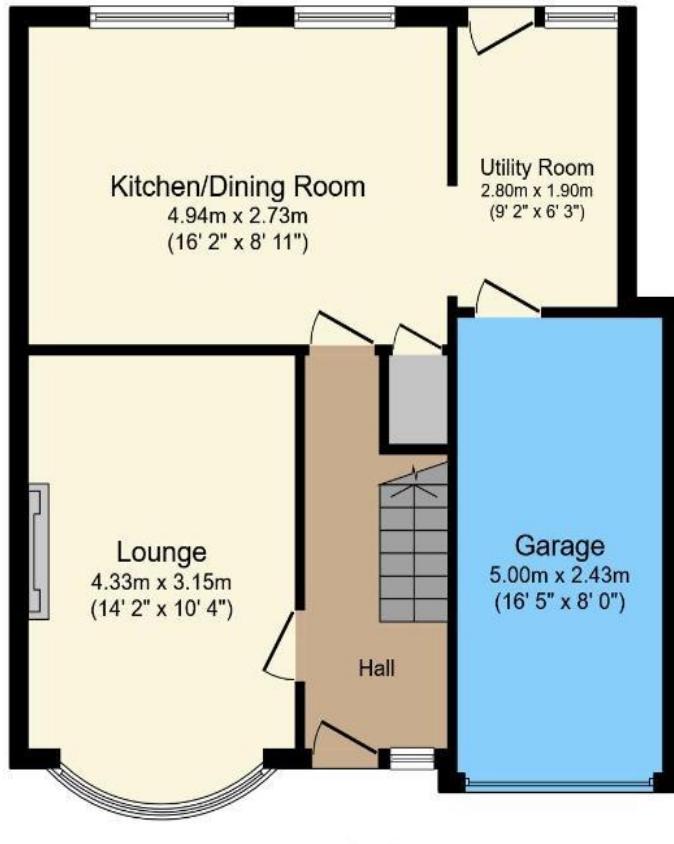
Bathroom 6' 10" x 5' 5" (2.09m x 1.66m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

