



Glenthorne Drive, Cheslyn Hay  
Walsall, WS6 7DD

Offers in Excess of £230,000

# Cheslyn Hay

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This extended and much improved family home is located in a sought after area of Cheslyn Hay close to local shops, Glenthorne primary school and within easy reach of the M6/M54/M6 Toll road.

Landywood train station is close by offering regular links to Birmingham and beyond. For home workers the garage has been converted to office space.

The extended lounge is open to the refitted kitchen and has French doors to the rear garden. To the first floor are three good sized bedrooms and a large family bathroom.

The low maintenance rear garden is ideal for entertaining and outside dining and the front offers a driveway for two vehicles with a charging point for electric vehicles.

Ideal for first time buyers this deceptively spacious home is available to view via Paul Carr Great Wyrley, call to arrange an appointment.





## Property Specification

Extended Three Bedroom Semi Detached  
Open-plan Living Area with Modern Breakfast Kitchen  
and Extended Lounge/Dining area  
Spacious Home Office  
Three Good Sized Bedrooms  
Large Family Bathroom

Porch

Hall

Office 3.47m (11'5") x 2.70m (8'10")

Utility Area 1.86m (6'1") x 0.86m (2'10")

Lounge/Dining Room 5.79m (19') x 4.77m (15'8")

Kitchen Area 2.75m (9') x 2.70m (8'10")

Landing

Bedroom 1 4.79m (15'9") x 3.09m (10'1") max plus  
0.48m (1'7") x 0.48m (1'7")

Bedroom 2 2.59m (8'6") x 1.99m (6'6") plus 1.20m  
(3'11") x 1.20m (3'11")

Bedroom 3 3.01m (9'11") x 2.00m (6'7")

Bathroom

### 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: 1st March 2024

### Viewer's Note:

Services connected: Gas, Electric, Water Drainage  
Council tax band: B  
Tenure: Freehold  
Restrictions:  
Other Charges:

# Floor Plan

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



Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

