



Leveson Avenue, Cheslyn Hay
Staffordshire, WS6 7BN

Offers in Excess of £260,000

Cheslyn Hay

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The property benefits from gas central heating and double glazing throughout and must be viewed to fully appreciate the well-proportioned accommodation on offer.

Inside, the bungalow has a light and airy feel with a welcoming layout. The spacious lounge features an attractive fireplace and double-glazed sliding doors opening into a conservatory, providing additional living space and pleasant views over the rear garden. From the lounge, a doorway leads through to a well-appointed fitted kitchen, complete with a range of wall and base units offering ample storage and workspace.

The property further comprises two generous double bedrooms, one of which benefits from fitted wardrobes, along with a family bathroom fitted with a white suite including WC, wash basin, and bath with electric shower over. Externally, the property enjoys a private South facing rear garden with a combination of lawn and paved seating areas, ideal for relaxing or entertaining. To the front, a driveway provides off-road parking and leads to a carport and detached garage, offering additional parking and storage.





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: 5th March 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.

Property Specification

NO UPWARD CHAIN
DETACHED GARAGE
SOUTH FACING REAR GARDEN
Semi Detached Bungalow
Kitchen, Lounge, Conservatory

Living Room 16' 6" x 10' 8" (5.03m x 3.25m)

Kitchen 8' 9" x 7' 9" (2.66m x 2.36m)

Conservatory 8' 7" x 8' 1" (2.61m x 2.46m)

Bedroom One 12' 9" x 8' 7" (3.88m x 2.61m)

Bedroom Two 10' 10" x 9' 9" (3.30m x 2.97m)

Shower Room 5' 5" x 6' 10" (1.66m x 2.07m)

Detached Garage 15' 9" x 8' 6" (4.80m x 2.59m)

Lounge 5.08m (16'8") x 3.28m (10'9")

Kitchen 2.70m (8'10") x 2.41m (7'11")

Bedroom 3.94m (12'11") x 2.66m (8'9")

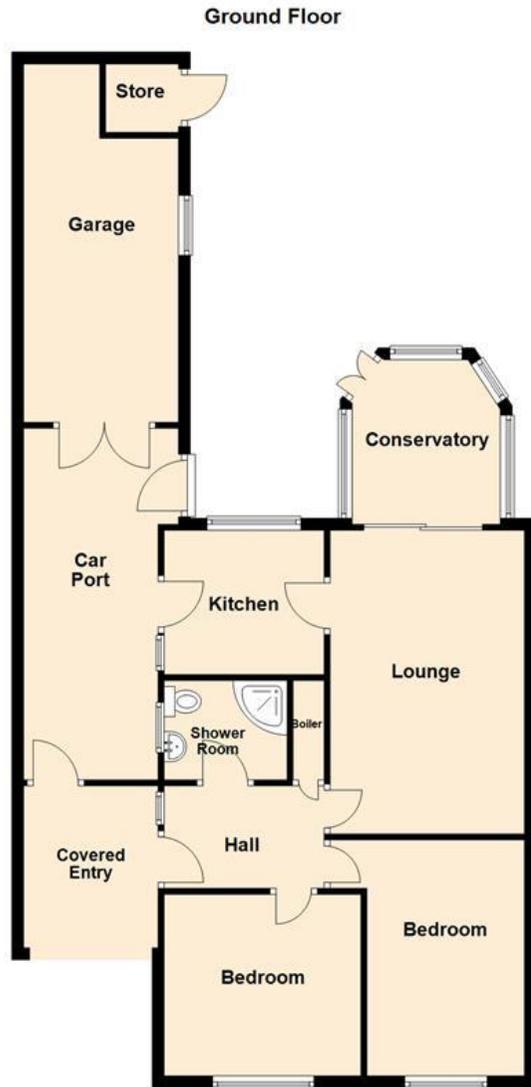
Bedroom 3.32m (10'11") x 3.04m (9'11")

Viewer's Note:

Services connected: Water, Gas, Electric and Mains
Plumbing
Council tax band: C
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		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

