



Littlewood Lane, Cheslyn Hay, WS6 7EL

Offers in the Region Of £280,000

# Cheslyn Hay

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Welcome to Littlewood Lane and this extended, detached bungalow located close to amenities in Cheslyn Hay village and offered for sale with NO ONWARD CHAIN.

Set behind a creteprint driveway and front garden this well-presented bungalow comprises of an entrance hallway leading to the three bedrooms and a modern bathroom, with bedroom one having fitted wardrobes.

The extended living room offers plenty of space for relaxing and a separate dining area overlooks the rear garden.

The modern fitted kitchen features integrated appliances and an extended area offers further storage and a door accessing the garden.

Outside the property has a single detached garage, a low maintenance rear garden and a driveway for multiple vehicles.

Offered with NO ONWARD CHAIN this lovely bungalow is available to view via Paul Carr Great Wyrley.



# Property Specification

Extended & Very Well Presented Detached Bungalow  
Three Bedrooms  
Crestprint Driveway & Rear Garage  
Stylish Kitchen with Integrated Appliances  
Extended Living Room/Dining Area



## Entrance Hall

### Bedroom 1

3.66m (12') x 3.10m (10'2")

### Bedroom 2

2.71m (8'11") x 2.46m (8'1")

### Bedroom 3

3.71m (12'2") x 1.94m (6'4")

## Bathroom

### Kitchen

3.46m (11'4") x 2.46m (8'1")

### Utility Area

2.46m (8'1") x 2.16m (7'1")

### Living Room

4.52m (14'10") x 3.10m (10'2")

### Dining Area

3.53m (11'7") x 2.16m (7'1")

## 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.

## Viewer's Note:

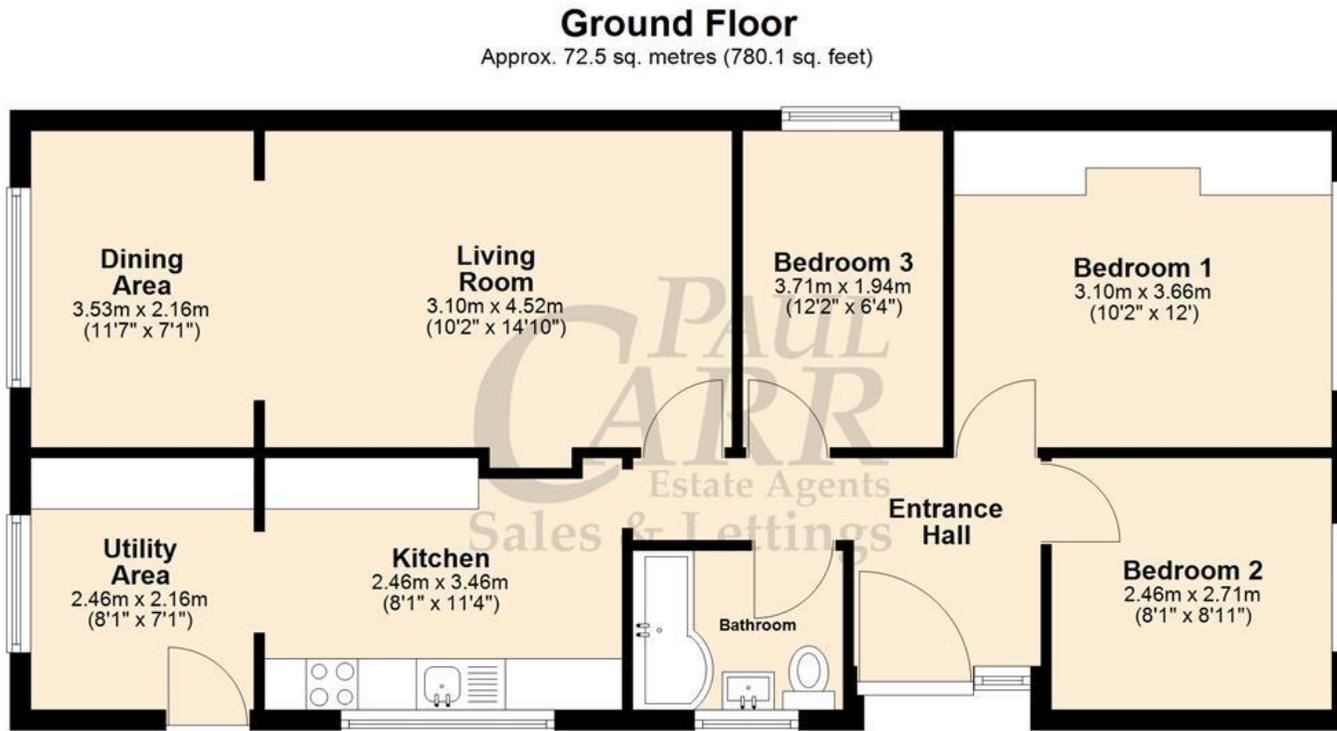
Services connected: Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

## Energy Efficiency Rating

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

## Map Location

