



Cemetery Street, Cheslyn Hay, WS6 7HY

£295,000



# Cheslyn Hay

£295,000



Paul Carr Estate Agents are delighted to market this extended and immaculately presented detached family home located in a quiet cul-de-sac in Cheslyn Hay village, close to a choice of schools for all ages and benefiting from unspoilt views over open countryside at the rear.

The standout feature of this lovely home is the superb open-plan kitchen area with dining space, breakfast bar and ample storage cupboards.

A large window and sliding patio doors allow floods of light in and offers scenic views over the South facing rear garden and fields beyond.

Completing the ground floor is a good-sized living room, a laundry room with a WC and a generous entrance hallway with stairs to the first floor.

The original first floor layout of three bedrooms has been amended to suit the current owners and now has a large main bedroom with fitted wardrobes and a second double bedroom with fitted wardrobes. The refitted shower room has a walk-in shower cubicle and a vanity sink unit and WC.

This is easily converted back to the original three-bedroom layout if required.

The South facing, landscaped rear garden has a block-paved patio area ideal for sun-lounging or dining, a lawn garden and fenced boundaries.

A side gate leads to the front driveway offering parking for two vehicles.

Properties in this highly desirable location are always popular so early viewing is advised!







## Property Specification

IMPRESSIVE DETACHED FAMILY HOME  
SUPERB OPEN-PLAN KITCHEN/DINING AREA  
BEAUTIFULLY PRESENTED THROUGHOUT  
VIEWS OVER OPEN COUNTRYSIDE  
SOUTH FACING REAR GARDEN  
CLOSE TO SCHOOLS FOR ALL AGES



### Hall

**Lounge**  
5.20m (17'1") x 3.16m (10'4")

**Kitchen/Breakfast Room**  
6.71m (22') x 5.22m (17'1")

**Dining Room**  
2.41m (7'11") x 1.90m (6'3")

**Laundry Room**  
1.60m (5'3") x 1.26m (4'2")

### WC

### Landing

**Bedroom 1**  
5.07m (16'8") x 2.94m (9'8") max

**Bedroom 2**  
3.52m (11'7") x 3.17m (10'5") max

### 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:

### Viewer's Note:

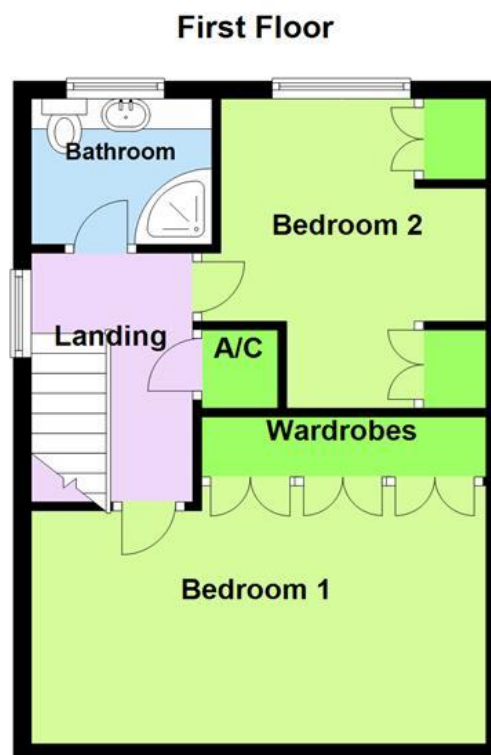
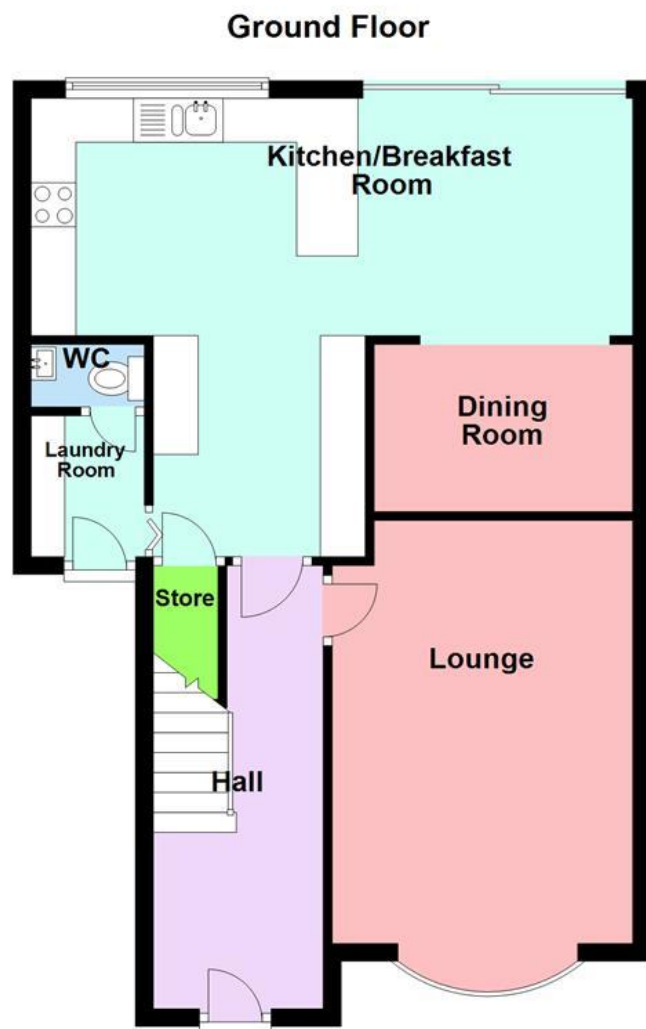
Services connected: Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

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

## Map Location

