



Woodland Drive,  
Cheslyn Hay, WS6 7EW

£215,000

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Perfect for first time buyer's this impressive and fully refurbished property is located in the heart of Cheslyn Hay village close to a host of amenities including schools for all ages, pubs and restaurants and great transport links with Landywood train station and the M6 Motorway network nearby. A large porch leads into the entrance hallway and a stylishly presented open plan lounge/dining area, an impressive refitted kitchen with ample storage and a door to the rear garden. To the first floor are two generous double bedrooms and a superb refitted bathroom. The property is set on a good sized plot and has a larger than average rear garden with access to the side garage. To the front is a driveway and gated garden offering potential to create further parking if required. This fantastic turnkey property would make an ideal first purchase and would be great for those considering downsizing. Call Paul Carr Great Wyrley to arrange an appointment to view!





## Property Specification

Immaculately Presented Throughout  
Garage & Driveway  
Generous Rear Garden  
Porch  
Open Plan Living Room/Dining Area

Dining Area 2.53m (8'4") x 1.93m (6'4")

Living Room 4.79m (15'9") x 3.01m (9'10")

Kitchen 4.79m (15'9") x 2.00m (6'7")

Bedroom 1 4.80m (15'9") x 3.04m (10')

Bedroom 2 3.34m (11') x 2.90m (9'6")

### 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: 21st February 2024

### Viewer's Note:

Services connected:  
Council tax band:

# Floor Plan

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



Total area: approx. 79.7 sq. metres (858.4 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

