



**Connells**

The Paddocks, Landywood Lane  
Cheslyn Hay, Walsall



# The Paddocks, Landywood Lane Cheslyn Hay, Walsall, WS6 6JX

For sale  
**£400,000**



## Property Description

This neighbourhood of 17 thoughtfully designed two, three and four-bedroom homes offers the ease and simplicity of village life.

Nestled between the villages of Great Wyrley and Cheslyn Hay, this new neighbourhood of 17 thoughtfully designed two, three and four-bedroom homes offers the ease and simplicity of village life. But with the added benefit of Birmingham and Lichfield in easy reach, this is your opportunity to settle into a slower, out-of-town lifestyle, without compromising on convenience.



## The Greyson:

Enjoy the benefits of single-storey living with the flexibility of open-plan design for spending quality time with family and friends.

### Kitchen / Dining Area

10' 11" x 12' 1" ( 3.33m x 3.68m )

### Living Area

19' 5" x 12' 1" ( 5.92m x 3.68m )

### Study/Bedroom

11' 10" x 7' 1" ( 3.61m x 2.16m )

### Utility

3' 11" x 4' 6" ( 1.19m x 1.37m )

### Master Bedroom

17' 5" x 10' 10" ( 5.31m x 3.30m )

### Ensuite

9' x 4' 8" ( 2.74m x 1.42m )

### Bedroom Two

12' 7" x 9' 8" ( 3.84m x 2.95m )

### Bathroom

11' 9" x 7' 11" ( 3.58m x 2.41m )









To view this property please contact Connells on

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10-12 Wolverhampton Road  
CANNOCK WS11 1AH

EPC Rating:  
Exempt

**view this property online [connells.co.uk/Property/CNK108312](https://connells.co.uk/Property/CNK108312)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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