



KESTREL WAY, CHESLYN HAY, WALSALL, WS6 7LB

FOR SALE
£285,000



Ground Floor

Entrance Hall

Enter via a composite/partly double glazed front door and having a central heating radiator, a ceiling light point, carpeted flooring, a carpeted stairway leading to the first floor and a door opening to the lounge.

Lounge

12' 8" x 10' 0" (3.86m x 3.05m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a gas fire with a fireplace surround, a television aerial point and an opening to the dining room.

Dining Room

9' 10" x 14' 5" (2.99m x 4.39m)

Being open plan to the lounge and having a uPVC/double glazed window to the rear aspect, two ceiling light points, a central heating radiator, carpeted flooring, doors opening to the kitchen and a storage cupboard and double glazed sliding patio doors opening to the rear garden.

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a built-under, electric oven with a four-burner gas hob and an integrated extraction unit over, a composite, one and a half bowl with a mixer tap fitted and a drainer unit, both an integrated washing machine and a dishwasher, an integrated, under-counter fridge, tiled flooring, a door opening to the garage and a uPVC/partly double glazed door to the rear aspect opening to the garden.



First Floor

Landing

Having two ceiling light points, a central heating radiator, two points of access to the loft space, carpeted flooring, an airing cupboard and doors opening to the three bedrooms and the family bathroom.

Bedroom One

17' 4" x 8' 5" (5.28m x 2.56m)

Having a uPVC/double glazed window to the front aspect, a central heating radiator, two ceiling light points, carpeted flooring and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, fully tiled walls, tiled flooring, an extraction unit and a shower cubicle with an electric shower installed.

Bedroom Two

8' 2" x 14' 5" (2.49m x 4.39m)

Having two uPVC/double glazed windows to the rear aspect, two ceiling light points, a central heating radiator and carpeted flooring.

Bedroom Three

8' 2" x 12' 5" (2.49m x 3.78m)

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, a fitted wardrobe with sliding mirror doors, a storage cupboard and carpeted flooring.

Family Bathroom

5' 10" x 8' 11" (1.78m x 2.72m)

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, partly tiled walls, tiled flooring, an extraction unit and a bath with a mixer tap fitted which has a hand-held shower head.

Outside

Front

Having a large block-paved driveway suitable for parking multiple vehicles, a storm porch over the front entrance and access to the integral garage.

Integral Garage

17' 1" x 8' 5" (5.20m x 2.56m)

Having power, lighting and an up and over door.

Rear

A large and beautifully maintained rear garden which has a patio seating area, a lawn, a cold-water tap and various trees, shrubs and bushes.

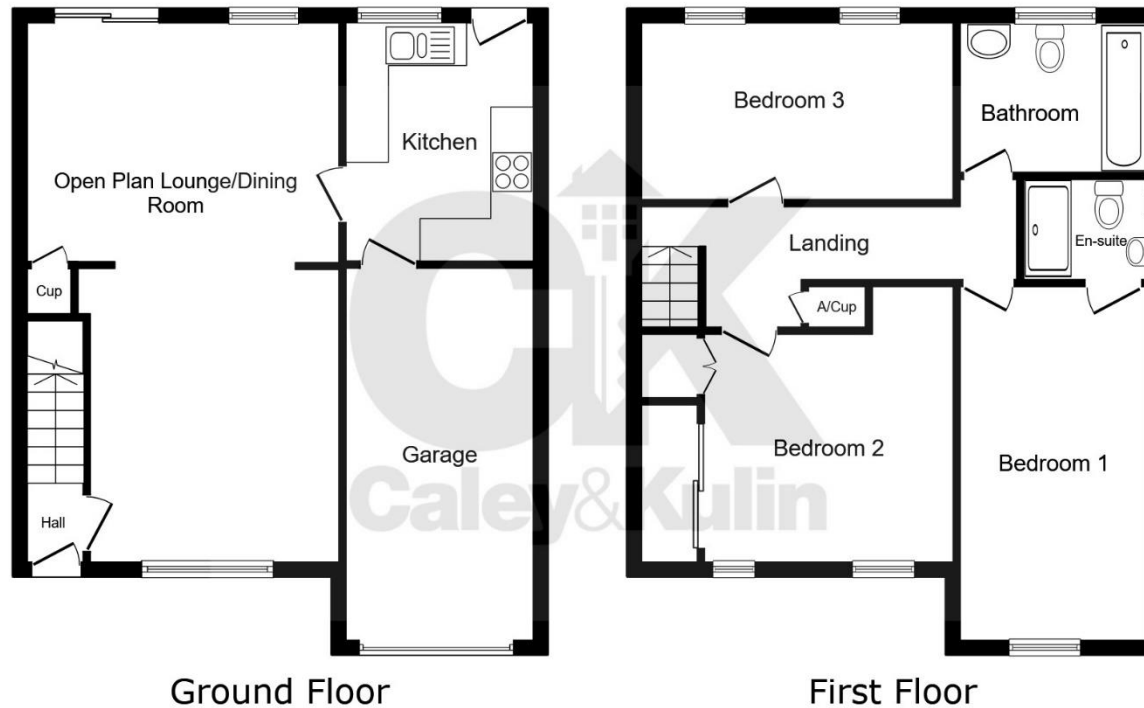








* A spacious and beautifully presented, three-bedroom family home *



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

View this property online candk.co.uk

Council Tax Band: C

EPC Rating: EPC Awaited

Tenure: Freehold

Version: CK2037/001



Find us on facebook

facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

