



Fennel Close, Cheslyn Hay, WS6 7DZ

Offers in the Region Of £300,000

Great Wyrley

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****DETACHED FAMILY HOME LOCATED IN A HIGHLY DESIRABLE AREA OF CHESLYN HAY CLOSE TO LOCAL SCHOOLS AND PARKS****

Paul Carr Estate Agents are delighted to market for sale this spacious, detached property offering excellent potential to improve and extend (subject to relevant planning consent).

Located in a highly sought after area of the village the property internally comprises of a welcoming entrance hall, a good-sized living room, a spacious breakfast kitchen, with space for a dining table, leading into a large conservatory overlooking the rear garden.

To the first floor are three bedrooms and a bathroom. Bedroom one has two sets of built-in wardrobes, bedroom three is ideal as a home office or nursery.

To the outside the property has a low maintenance rear garden with fenced boundaries, raised flower beds, a storage shed and a detached garage.

Early viewing is strongly advised to avoid missing out!





Property Specification

Detached Family Home
Off Road Parking
Cul-de-Sac Location
Detached Garage
Porch

Entrance Hall

Kitchen/Breakfast Room
4.86m (15'11") x 3.41m (11'2") max

Living Room
4.88m (16') x 3.62m (11'11")

Conservatory

Landing

Bedroom 1
2.99m (9'10") x 2.76m (9'1")

Bedroom 2
3.65m (12') x 2.00m (6'7")

Bedroom 3
2.72m (8'11") x 1.95m (6'5")

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: 28/6/2023

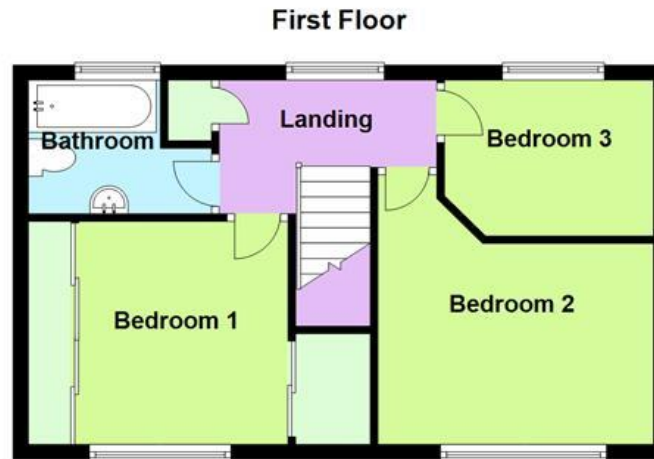
Services connected: Gas, Electric, Drains, Water

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

