



The Hollies, Cheslyn Hay, WS6 7BF



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Welcome to The Hollies and this stunning, extended family home set in a quiet cul-de-sac in a highly regarded area of Cheslyn Hay close to range of amenities including schools for all ages, Landywood train station and excellent road links with the M6 and M54 Motorway network easily accessible. Set in the corner of this private small development built in 2009 is this impressive show home standard five bedroom, three storey family home finished to an excellent specification with stylish decor, impressive fixtures and fittings and generous room sizes. The standout feature is the extended, open-plan kitchen/dining/living area offering an space for families, superb for those who like to entertain and with bi-fold doors opening out to the rear garden perfect for family barbeques and parties. The first floor has four double bedrooms with a luxurious en-suite shower room to bedroom two and fitted wardrobes to bedrooms two and three. The top floor master suite has fitted wardrobes, two Velux windows and an en-suite shower room. Further storage is available in the eaves. To the rear is a private landscaped garden with artificial grass, a raised patio area ideal for al fresco dining and a pergola with a seating area ideal for summer evenings. A side gate leads to the driveway. This beautifully presented property needs to be viewed internally to appreciate the space and quality of accommodation on offer so contact Paul Carr Great Wyrley to arrange an appointment to view!





Entrance Hall Welcoming entrance hallway with porcelain tiled flooring, stairs to the first floor and a guest cloakroom.

WC Guest cloakroom

Lounge 4.64m (15'3") max x 3.55m (11'8") Stylish lounge with a bay window to the front and feature media wall with recessed electric fire

Kitchen/Dining Room/Living Area 8.43m (27'8") x 6.53m (21'5") max Impressive open-plan kitchen/dining/living room. The fitted kitchen has granite worktops, space for a range cooker, integrated appliances and an island. There is ample space for a dining table, an area for casual seating and bi-fold doors opening to the patio.

Utility Room 2.54m (8'4") x 1.59m (5'3") Storage units, space for appliances and a door leading to the garage.

Landing Featuring a stylish panelled wall, glass balustrade and stairs to the second floor master suite

Bedroom 2 3.90m (12'10") x 3.77m (12'4") Double bedroom with built-in wardrobes and an en-suite shower room

En-suite Contemporary style suite with large walk-in shower, wash basin and low level WC.

Bedroom 3 3.90m (12'10") max x 3.30m (10'10") Double bedroom with fitted wardrobes

Bedroom 4 3.40m (11'2") x 2.04m (6'8") Double bedroom currently setup as an office.

Bedroom 5 3.57m (11'9") x 2.72m (8'11") Double bedroom overlooking the rear garden

Family Bathroom Luxurious family bathroom with large walk-in shower, vanity sink unit and WC.

Second Floor Landing

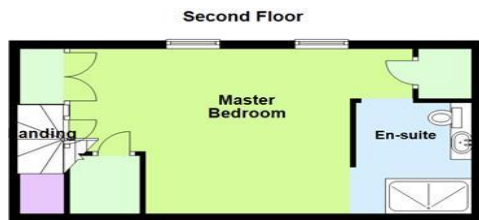
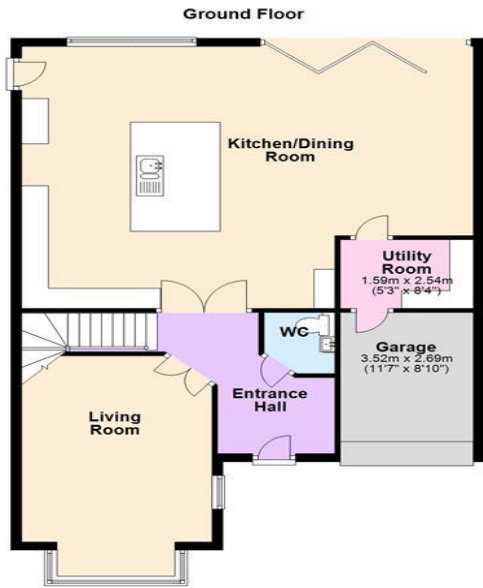
Master Bedroom 4.12m (13'6") x 1.41m (4'8") Second floor master suite with space for a large bed, en-suite shower room behind partition wall, ample storage cupboards, fitted wardrobes and two Velux windows.

En-suite Shower cubicle, WC and wash basin

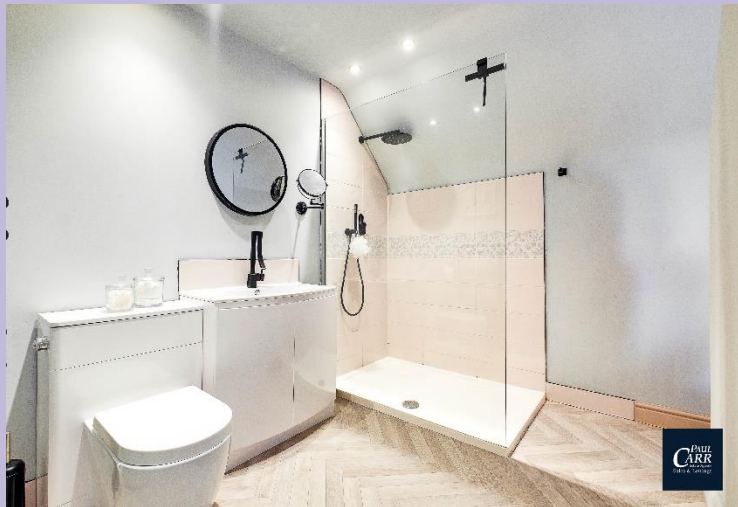
Garage Storage/garage with an up and over door



Floor plan is for illustration purposes only, Ref: X001781/PB/01 Date: 09/08/2017



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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