



Tudor Close, Cheslyn Hay
Walsall, WS6 7DQ

Offers Over £230,000

Cheslyn Hay

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Paul Carr Estate Agents are delighted to bring to market this extended three bedroom semi detached property situated in a quiet cul-de-sac in the ever popular location of Cheslyn Hay.

An internal inspection reveals an entrance hall, spacious family lounge and dining area, a fitted kitchen leading to a versatile room which could be used as an office or utility room .

Completing the ground floor is a full length garage. Stairs lead to the first floor where the property boasts two excellent sized bedrooms, a smaller third bedroom and a family bathroom. Outside is a well maintained and privately enclosed rear garden providing outstanding potential and space for any growing family.

It is worth noting that the property also falls in close proximity to highly regarded local schools, shops and easily accessible transport links.

This property offers great potential for improvement so **DO NOT MISS YOUR CHANCE TO VIEW!!**





Property Specification

EXTENDED SEMI-DETACHED FAMILY HOME
SPACIOUS LIVING ROOM
HOME OFFICE
CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS
PRIVATE REAR GARDEN

Living Room 4.20m (13'9") x 3.80m (12'6")

Dining Room 3.11m (10'2") x 2.33m (7'8")

Kitchen 2.94m (9'8") x 2.31m (7'7")

Office 3.23m (10'7") x 2.41m (7'11")

Bedroom 1 3.74m (12'3") max x 2.89m (9'6")

Bedroom 2 3.57m (11'9") x 2.89m (9'6")

Bedroom 3 2.33m (7'8") x 1.84m (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: 5th April 2024

Viewer's Note:

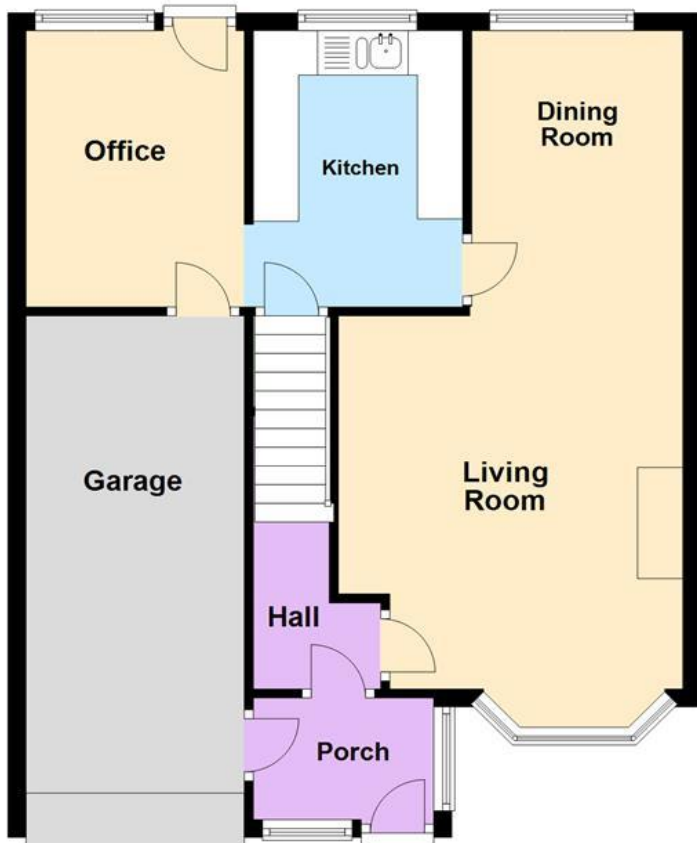
Services connected: Gas, Electric, Water
Council tax band: C
Tenure: Freehold
Restrictions:
Other Charges:

Floor Plan

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

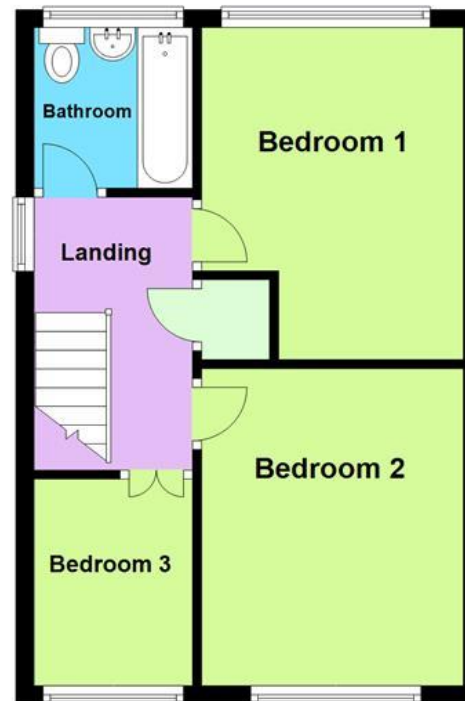
Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

