



Hayes View Drive, Cheslyn Hay  
Walsall, WS6 7EX

£315,000

# Cheslyn Hay

£315,000



Welcome to Hayes View Drive, a highly regarded cul-de-sac located in Cheslyn Hay within easy reach of local shops and facilities in the village High Street. This fully refurbished three bedroom detached bungalow has the perfect balance between living space and external space and benefits from the peace and tranquility the area offers. The sweeping block paved driveway provides ample parking and leads onto the detached garage. The entrance hallway gives access to three bedrooms offering versatile rooms with potential for a second sitting room if required. The stylish and contemporary bathroom suite has a rainfall shower over the bath. The standout feature of the property is the impressive extended kitchen/lounge area with newly fitted kitchen having integrated appliances, a skylight allowing floods of light into the room and French doors lead out to the rear garden. The low maintenance and private rear garden has a patio area and a door into the garage area. Call Paul Carr, Great Wyrley for an appointment to view!





## Property Specification

Fully Refurbished Detached Bungalow  
New Kitchen & New Bathroom  
Three Excellent Sized Bedrooms  
Sought After Cul-de-Sac Location  
Extended Open-Plan Living/Kitchen Area

### Entrance Hall

Kitchen/Lounge Area 5.71m (18'9") x 3.73m (12'3")  
max

Dining Area 3.99m (13'1") x 2.76m (9'1")

Bedroom 1 3.94m (12'11") max x 3.16m (10'4")

Bedroom 2 3.94m (12'11") x 2.45m (8')

Bedroom 3 3.00m (9'10") max x 2.92m (9'7")

### Bathroom

### Garage

### 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: 12th April 2024

### Viewer's Note:

Services connected:  
Council tax band: C  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions:

# Floor Plan

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



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

