



Sandown Avenue, Cheslyn Hay, WS6 7BJ

Offers in Excess of £270,000

Cheslyn Hay

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Paul Carr Estate Agents are delighted to market this extended and very well presented three bed semi-detached house located in a cul-de-sac in a sought-after area of Cheslyn Hay.

Ideally located within easy reach of local shops, primary and secondary schools and a short distance from motorway links this deceptively spacious family home has a converted garage making the perfect home office or potential 4th bedroom.

A modern fitted kitchen overlooks the rear garden, the light and airy lounge has dual aspect windows and a further sitting room offers a quiet space for relaxing. Upstairs comprises of three good sized bedrooms and a stylish bathroom suite.

The private rear garden is not overlooked and has a lawn area, patio for outside dining and to the front is a good-sized driveway.

This lovely family home should be viewed early to avoid missing out!





Property Specification

Extended & Well Presented Family Home
Quiet Cul-de-Sac Location
Three Reception Rooms
Potential 4th Ground Floor Bedroom
Through Lounge with Dual Aspect

Hall

Living Room 6.99m (22'11") x 3.51m (11'6") max

Dining Room 3.94m (12'11") x 2.92m (9'7")

Sitting Room 3.02m (9'11") x 2.47m (8'1")

Kitchen 3.71m (12'2") x 2.66m (8'9")

Landing

Bedroom 1 3.51m (11'6") x 2.78m (9'1")

Bedroom 2 3.42m (11'3") x 3.01m (9'11")

Bedroom 3 2.58m (8'6") max x 1.97m (6'6")

Bathroom

Agent's Note:

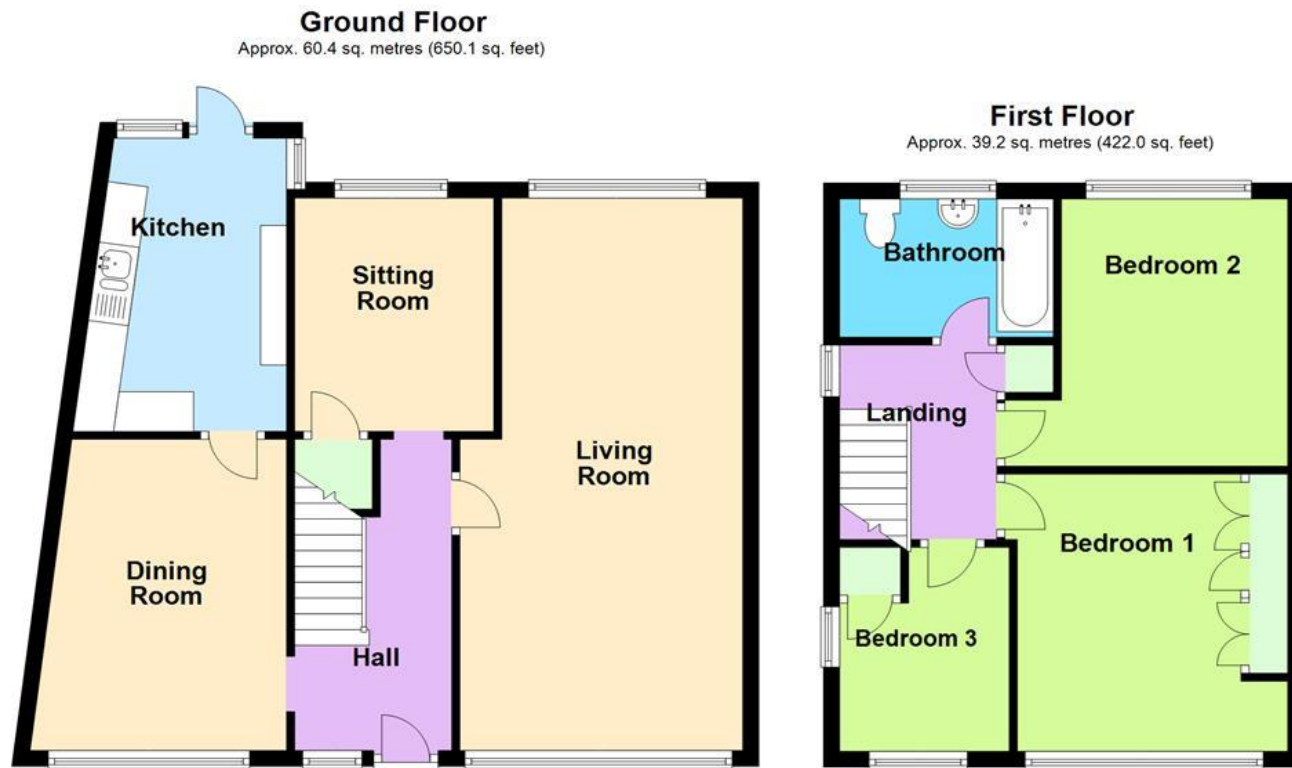
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 25th April 2024

Viewer's Note:

Services connected:
Council tax band:
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. 99.6 sq. metres (1072.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location