



Sutherland Road, Cheslyn Hay  
Walsall, WS6 7BT

£300,000

# Cheslyn Hay

£300,000



Paul Carr Estate Agents are delighted to bring to market this extended and superbly presented three bedroom detached bungalow located in the highly sought after village of Cheslyn Hay. An internal inspection reveals a welcoming entrance hall, spacious living room, modern style newly refitted Howdens kitchen with space for appliances. There are two double bedrooms and a third double in the rear extension with French doors opening out to the decking area. There is a modern family bathroom, a dressing area off the main bedroom and a garage/storage area. Completing the living area is a conservatory overlooking a beautiful rear garden. Outside is a wonderful and well maintained rear garden not overlooked at the rear and to the fore is a driveway and accessible garage/store room. It is worth noting that the property falls in close proximity to easily accessible transport links and local Village amenities. **DO NOT MISS YOUR CHANCE TO VIEW!!**





## Property Specification

Extended Detached Bungalow  
Three Double Bedrooms  
Off Road Parking  
Conservatory  
Delightful Rear Garden

### Hall

Bedroom 2 3.33m (10'11") x 2.96m (9'9")

Bedroom 3 4.83m (15'10") x 2.25m (7'5")

### Bathroom

Living Room 5.05m (16'7") x 3.32m (10'11")

### Conservatory

Kitchen 2.61m (8'7") x 2.34m (7'8")

### Inner Hallway

### Garage/Store

Master Bedroom 3.87m (12'8") x 3.35m (11')



### 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: 26th April 2024

### Viewer's Note:

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

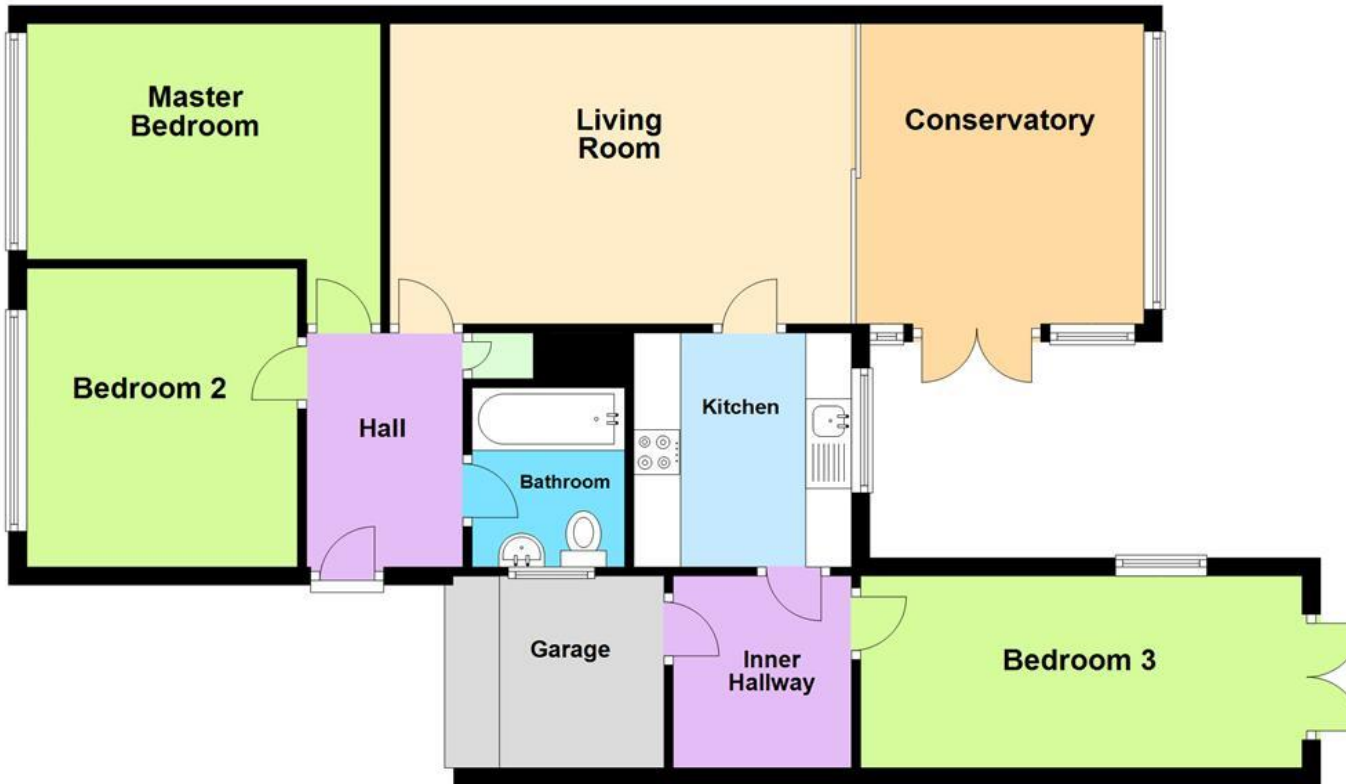
# Floor Plan

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

Energy Efficiency Rating

## Ground Floor

Approx. 85.8 sq. metres (924.0 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 sq. feet)

Map Location