



Falcon Close, Cheslyn Hay, WS6 7LJ

Offers in the Region Of £285,000

# Cheslyn Hay

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Welcome to Falcon Close, a highly regarded cul-de-sac in a sought-after modern development in Cheslyn Hay.

The property benefits from a two-storey rear extension providing larger ground floor living space and larger second and third bedrooms.

To the ground floor a generous through lounge has a feature fireplace and dual aspect windows providing ample light.

Doors lead to the open-plan fitted kitchen/dining area with patio doors opening to the rear garden. The kitchen has a breakfast bar, a brand-new integrated oven and a five-ring gas hob. An additional laundry area has been added by utilising part of the garage.

To the first floor is a main bedroom with built-in wardrobes, extended second and third bedrooms overlooking the rear garden and a refitted, stylish bathroom with a waterfall shower over the bath.

To the outside is a block paved driveway and to the rear is a low maintenance garden with a patio area ideal for relaxing and outside dining.

This lovely family home has been well maintained and is offered with NO ONWARD CHAIN.

Contact Paul Carr Estate Agents to arrange an appointment to view.



# Property Specification



NO ONWARD CHAIN  
Extended Detached Family Home  
Two Storey Rear Extension  
Highly Regarded Cul-de-Sac  
Driveway & Side Garage

Porch

Hall

Lounge Area  
8.53m (28') x 3.12m (10'3")

Kitchen  
4.72m (15'6") x 2.14m (7')

Dining Area  
4.95m (16'3") x 2.18m (7'2")

Utility Area  
2.35m (7'9") x 1.61m (5'4")

Landing

Master Bedroom  
3.61m (11'10") max x 2.14m (7')

Bedroom 2  
2.66m (8'9") x 2.58m (8'5") max

Bedroom 3  
4.25m (13'11") x 1.77m (5'10")

Bathroom  
1.78m (5'10") x 1.54m (5')

Garage  
3.50m (11'6") x 2.35m (7'9")

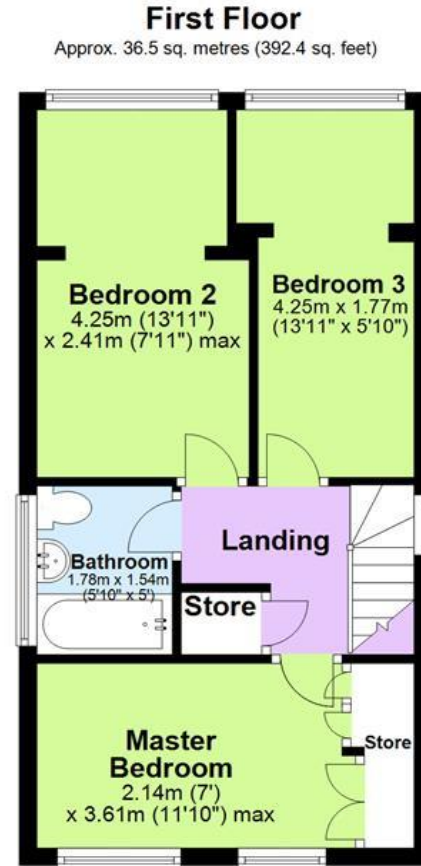
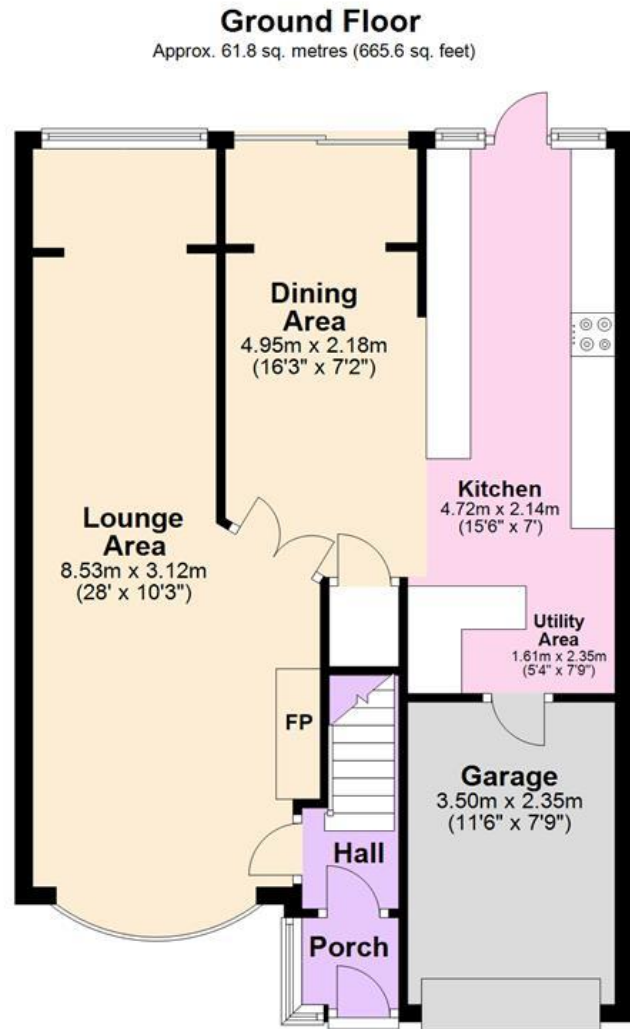


## Agent's Note:

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: 17<sup>TH</sup> May 2024

# Floor Plan

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



Total area: approx. 98.3 sq. metres (1058.0 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

