



Rosewood Park, Cheslyn Hay
Walsall, WS6 7HD

Offers in Excess of £525,000

Cheslyn Hay

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IMPRESSIVE EXECUTIVE DETACHED FAMILY HOME FINISHED TO A SHOW HOME STANDARD Paul Carr Estate Agents are delighted to market this elegant and beautifully finished detached family home set in one of the areas most desirable locations.

The property has been meticulously upgraded with high specification fixtures and fittings and needs to be viewed to appreciate the quality of accommodation. The standout feature of the property is the open-plan living kitchen, dining area and orangery all fitted with gas underfloor heating and tiled floors.

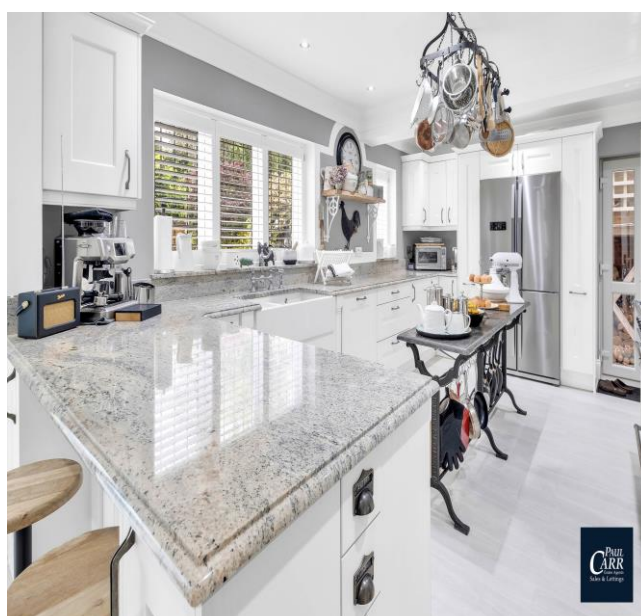
The fitted kitchen has integrated appliances, space for an American style fridge/freezer, space for a Range cooker and a double Belfast sink. Stylish granite work surfaces complete the look. A separate utility room offers space for appliances and a circular Belfast sink. The Orangery is a wonderful space for relaxing and overlooking the landscaped garden and a roof lantern allows floods of light in. Gas underfloor heating is separate to the main house underfloor heating.

The stylish lounge has a log burner and offers a cosy and relaxing space. In addition the ground floor has an entrance porch, welcoming hallway and a guest WC. The first floor has a galleried landing leading to the four bedrooms and a stunning, luxuriously fitted family bathroom. Bedroom one has built-in wardrobes, an en-suite shower room with a double walk-in rainfall shower and a double vanity sink unit. There are three further double bedrooms with bedroom four currently being used as a dressing room.

The family bathroom is fitted to a high specification with tiled walls and floor, feature radiator, rainfall shower and a double-ended deep bath. To the rear of the property is a beautifully presented landscaped garden with walled boundaries, a brick BBQ and a lovely patio area ideal for al-fresco dining. To the front is a block paved driveway for multiple vehicles and the garage/storage area.

The property is ideally located within easy reach of local schools for all ages, shops and facilities in the village of Cheslyn Hay and for commuters the M6/M54/M6 Toll Road are all a short drive away. Viewings are strictly via Paul Carr Estate Agents, call for further information and to arrange an appointment to view!





Property Specification

Show Home Condition Executive Family Home
Highly Regarded Location
Immaculately Presented Throughout
Stylish Living Room with Log Burner
Open-Plan Living Kitchen, Dining Area & Orangery

Lounge 5.97m (19'7") x 3.53m (11'7")

Dining Room 3.50m (11'6") x 3.12m (10'3")

Kitchen 5.30m (17'5") x 3.50m (11'6")

Orangery 3.73m (12'3") x 3.64m (11'11") max

Utility 1.70m (5'7") x 1.32m (4'4")

Master Bedroom 3.48m (11'5") x 3.12m (10'3")

Bedroom 2 3.50m (11'6") x 3.12m (10'3")

Bedroom 3 3.79m (12'5") x 2.87m (9'5") max

Bedroom 4 3.98m (13'1") x 2.57m (8'5")

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: 31st May 2024

Viewer's Note:

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

Floor Plan

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

Energy Efficiency Rating

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

Map Location

