



Station Street, Cheslyn Hay
Walsall, WS6 7EQ

Offers in the Region Of £175,000

Cheslyn Hay

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Paul Carr are pleased to present this delightful 2 bedroom Semi-detached Home in the heart of Cheslyn Hay, Boasting high ceilings and traditional features, this property is perfect for first time buyers or investors!

Beginning with an entrance hall, followed by the first reception room with a spacious bay window and fireplace and the 2nd reception room with decorative fireplace and staircase to the cellar, offering ideal storage.

The ground floor continues with a fitted kitchen with space for all appliances and a further storage room with scope for a downstairs W/C or Utility area.

Upstairs follows on with two sizable bedrooms and a spacious shower/wet room with walk in shower area, hand wash basin and W/C plus a airing cupboard.

The frontage offers a courtyard area and the rear offers a peaceful place to retreat with patio area, lawn and outside storage/shed.





Property Specification

Delightful Two Bedroom Semi Detached Home In Cheslyn Hay
 Two Sizeable Reception Rooms
 Fitted Kitchen with Scope for Guest Cloakroom/Utility
 Modern Fitted Shower/Wet Room.
 Two Excellent Sized Bedrooms

Cellar

Lounge 3.79m (12'5") x 3.33m (10'11") plus 1.46m (4'9") x 1.46m (4'9")

Dining Room 3.80m (12'6") x 2.00m (6'7")

Cellar 2.62m (8'7") x 0.98m (3'3")

Kitchen 2.99m (9'10") x 2.11m (6'11")

Bedroom 1 3.73m (12'3") x 3.35m (11')

Bedroom 2 3.39m (11'2") x 2.91m (9'7")

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: 4th October 2024

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

