



Station Street, Cheslyn Hay, WS6 7EG

Offers in the Region Of £475,000

## Property Description

Welcome to this extended and charming 19th Century Victorian house retaining many original character features situated on a quiet side street close to facilities in the Village.

This lovely family home offers spacious ground floor living accommodation comprising of a cosy front sitting room with a Victorian style fireplace and log burner, an extended breakfast kitchen with space for a range cooker, a separate utility room with space for appliances, a WC and a door to the side garden.

The main living room features a Victorian fireplace with a log burner and a dining area with French doors leading out to the rear patio. Upstairs the property benefits from three generous bedrooms with character fireplaces and a stylish Victorian style bathroom with a roll top bath and separate shower cubicle.

The property sits on a good-sized plot and offers driveway parking for multiple vehicles, a detached double garage and gated access to a large rear garden with fenced boundaries and a paved patio area ideal for outside seating/dining.

This is a rare opportunity to purchase a distinctive family home located in a desirable area of the Village, contact Paul Carr Estate Agents for further details and to arrange a visit.



**Entrance Hall**

**Front Sitting Room**  
3.68m (12'1") x 3.48m (11'5")

**Breakfast Kitchen**  
4.74m (15'6") x 2.73m (9')

**Utility Room**  
3.03m (9'11") x 1.47m (4'10")

**Ground Floor WC**

**Dining Room**  
3.21m (10'6") x 2.86m (9'5")

**Lounge**  
3.72m (12'2") x 3.21m (10'6")

**First Floor Landing**

**Bedroom 1**  
3.68m (12'1") x 3.21m (10'6")

**Bedroom 2**  
3.71m (12'2") x 3.25m (10'8")

**Bedroom 3**  
3.21m (10'6") x 2.82m (9'3")

**Bathroom**

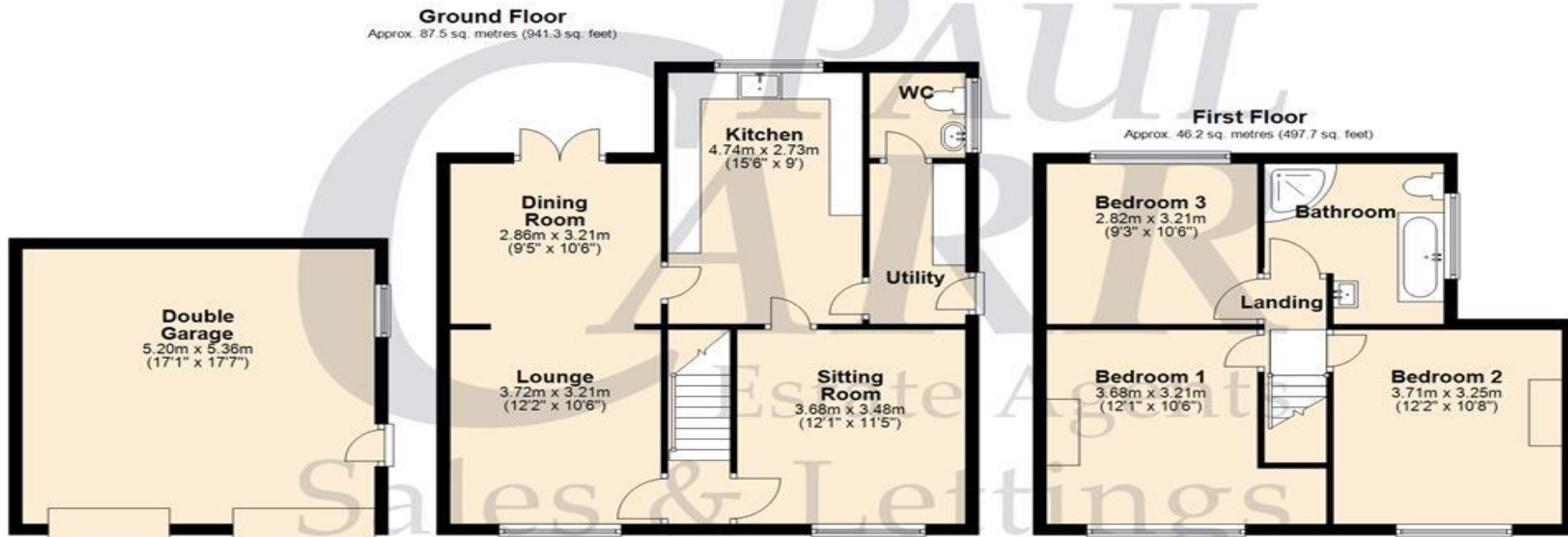
**Double Detached Garage**





# Floor Plan

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







### **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: 10<sup>th</sup> December 2024