



Littlewood Lane, Cheslyn Hay, WS6 7EJ

Offers in the Region Of £200,000



# Cheslyn Hay

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This ideal first-time buyer's property is located in a sought-after area of Cheslyn Hay within easy reach of local schools for all ages, shops and facilities in the village and Landywood train station providing links to Birmingham and Lichfield.

Set behind a front gated driveway entrance is via a front porch with the layout comprising of a good-sized living room, breakfast kitchen with space for appliances and cupboard housing the gas central heating boiler (fitted 2019).

A lean-to off the kitchen has a WC and access to the rear garden and garage.

Upstairs are two generous double bedrooms and a bathroom with corner shower cubicle.

To the outside is a rear garden with fenced boundaries and a single detached garage.

A gated driveway provides off road parking for multiple vehicles.

This lovely property is available with NO ONWARD CHAIN, call Paul Carr to arrange an appointment to view!







## Property Specification

Well Maintained Traditional Semi-Detached Property  
Sought After Location in Cheslyn Hay  
Driveway & Garage  
Front Porch  
Two Double Bedrooms

Porch

Hall

Lounge

4.17m (13'8") max x 3.92m (12'10")

Kitchen

4.17m (13'8") x 2.40m (7'10")

Lean-to

Ground Floor WC

Bedroom 1

4.23m (13'11") x 2.92m (9'7")

Bedroom 2

3.40m (11'2") x 2.48m (8'2")

Bathroom



### 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: 15<sup>th</sup> January 2025

### Viewer's Note:

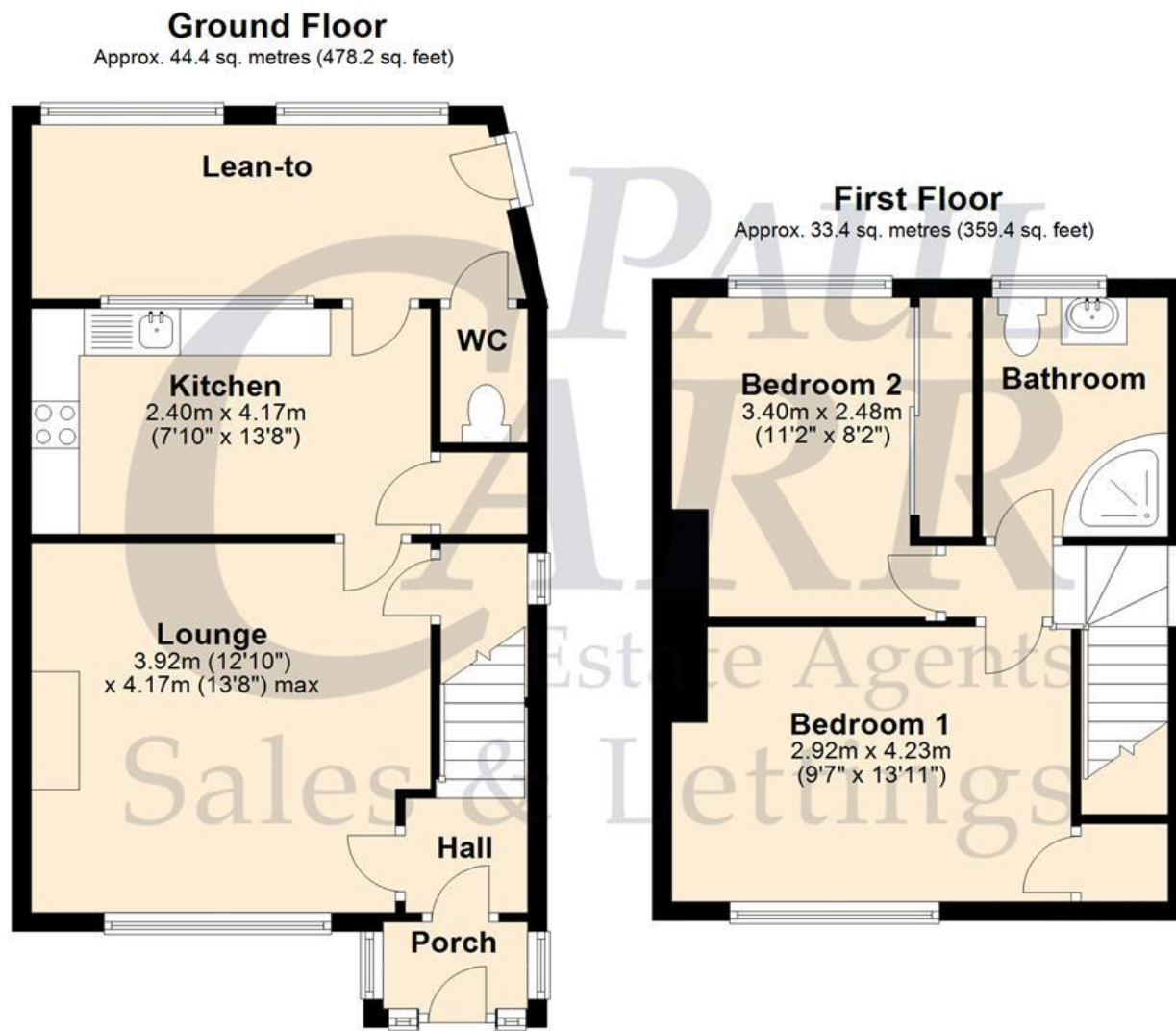
Services connected: Gas, Electric, Water, Drainage

Council tax band: A

Tenure: Freehold

# 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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

