



Station Street, Cheslyn Hay, WS6 7EH

Offers in the Region Of £230,000



# Cheslyn Hay

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Welcome to this charming, extended Victorian property located on Station Street in the heart of the village of Cheslyn Hay.

This beautifully presented property is set over three floors and offers spacious living accommodation along with three generous bedrooms.

Retaining many original character features the property comprises of a welcoming entrance hallway, two reception rooms, a utility/laundry room and guest WC. The standout feature is an extended kitchen with bi-fold doors opening to a decked patio area.

To the first floor are two good sized bedrooms and a large bathroom with a corner bath and separate walk-in shower.

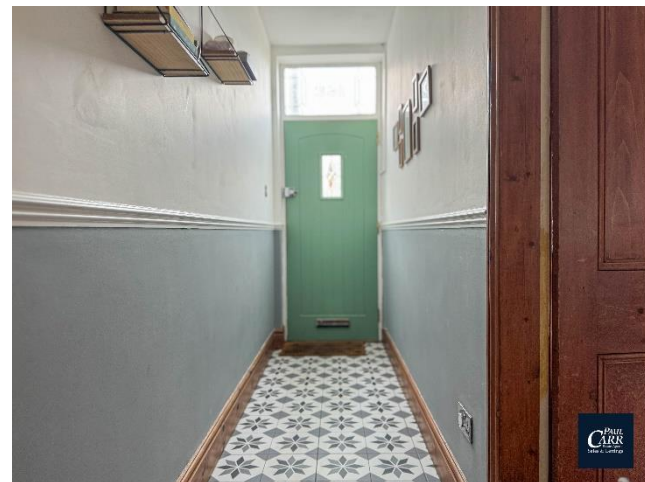
Stairs lead to a spacious main bedroom on the top floor with Velux windows to the front and rear.

To the outside the property has an enclosed, family friendly rear garden and a side gate leading to the front where parking is on the road.

In addition the property has a cellar.

Early viewing is a must to appreciate the character, charm and space available internally.

Contact Paul Carr Great Wyrley to arrange an appointment to view!







### 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: 1<sup>st</sup> February 2025

## Property Specification

Charming Victorian (1901) Property set over Three Floors

Two Reception Rooms  
 Log Burner in Living Room  
 Extended Kitchen with Bi-Fold Doors  
 Utility Room & Guest WC

Hall

Living Room  
 4.05m (13'3") x 3.31m (10'10")

Sitting Room  
 3.65m (12') x 3.00m (9'10")

Inner Hallway

Kitchen  
 4.29m (14'1") x 3.53m (11'7")

Utility Room  
 2.42m (7'11") x 2.36m (7'9")  
 Guest WC

First Floor Landing

Bedroom 2  
 4.10m (13'5") x 3.21m (10'7")

Bedroom 3  
 3.28m (10'9") x 3.11m (10'2")

Bathroom

Second Floor  
 Bedroom 1  
 5.01m (16'5") max x 4.01m (13'2")

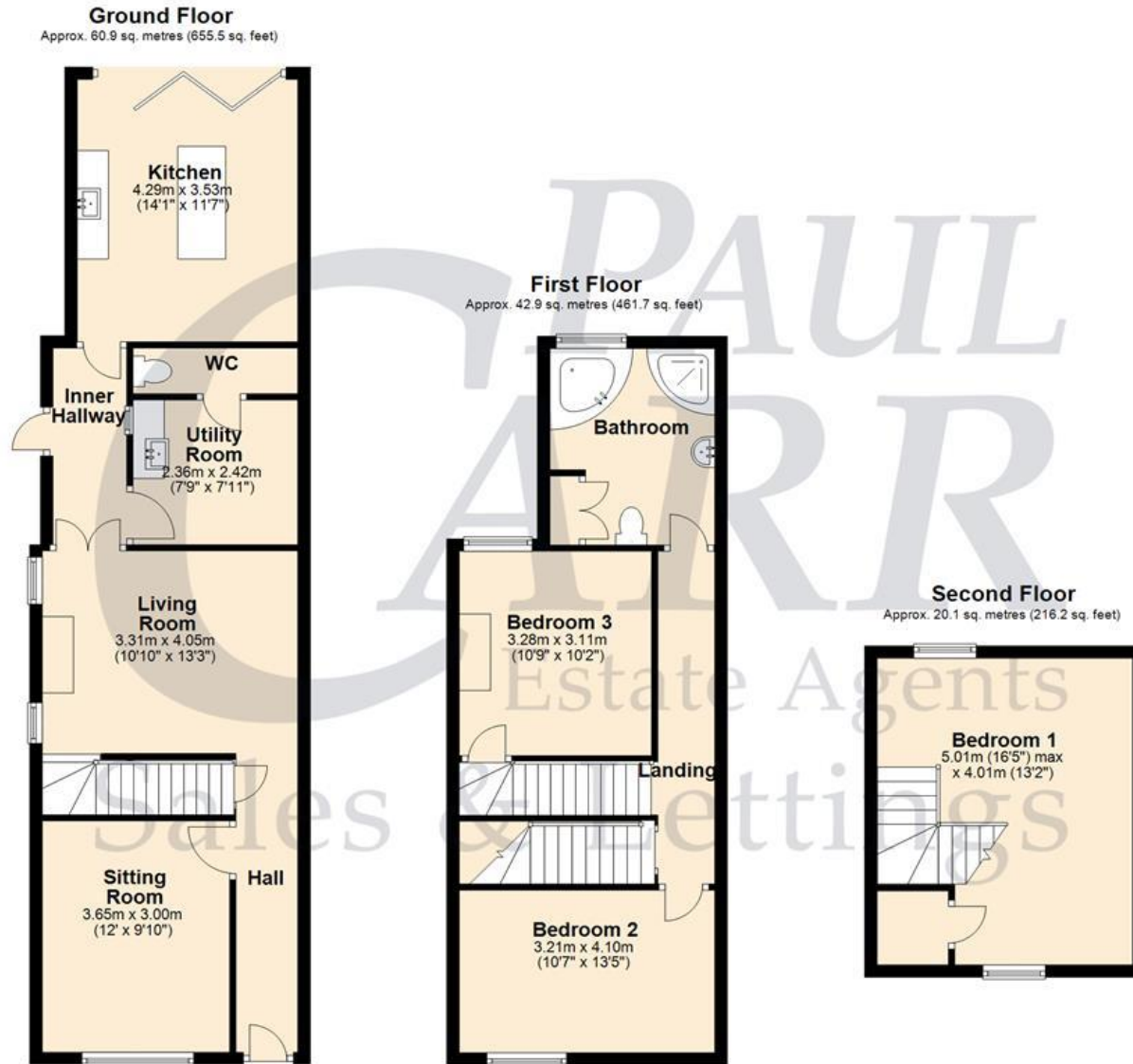
Services connected: Gas, Electric, Water, Drainage

Council tax band: B

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	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

