



Gilpins Croft, Cheslyn Hay, WS6 7PE

Offers Over £530,000

**IMPRESSIVE EXECUTIVE DETACHED FAMILY HOME FINISHED TO A SHOW HOME STANDARD SET IN THE ONE OF THE  
AREAS MOST DESIRABLE LOCATIONS**

Paul Carr Estate Agents are delighted to market this beautifully finished detached family home situated in a highly regarded area of Cheslyn Hay. The property has been meticulously maintained and needs to be viewed to appreciate the standard of accommodation.

The generous and welcoming entrance hallway has an elegant staircase, a guest cloakroom and storage for coats/shoes etc.

The modern fitted kitchen is simple yet stylish and has a breakfast bar, separate utility area and double doors leading to the rear garden.

The lounge has a large bay window overlooking the rear garden and the front reception room would make an ideal dining room, playroom, home office or possible fifth bedroom.

The first floor has a galleried landing leading to the four double bedrooms and luxuriously fitted family bathroom. Bedroom one has built-in wardrobes and an en-suite shower room with a double walk-in shower.

There are three further double bedrooms with bedroom four currently being used as an office.

To the rear of the property is a private, landscaped garden with a walled boundary offering privacy and security.

This low maintenance garden is ideal for entertaining and outside dining.

To the front is a block paved driveway for multiple vehicles and a double garage offers ample secure parking and great potential for converting to further rooms/internal living space.

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!



**Entrance Hall**

**Guest WC**

**Dining Room**

**4.07m (13'4") x 2.98m (9'9")**

**Living Room**

**4.89m (16'1") max x 3.86m (12'8")**

**Kitchen**

**4.50m (14'9") x 3.28m (10'9")**

**Utility**

**1.92m (6'4") x 1.69m (5'7")**

**First Floor Landing**

**Bedroom 1**

**4.06m (13'4") x 3.37m (11'1")**

**En-suite**

**Bedroom 2**

**3.85m (12'8") x 3.31m (10'10")**

**Bedroom 3**

**3.26m (10'8") x 3.10m (10'2")**

**Bedroom 4**

**3.00m (9'10") x 2.58m (8'6")**

**Family Bathroom**

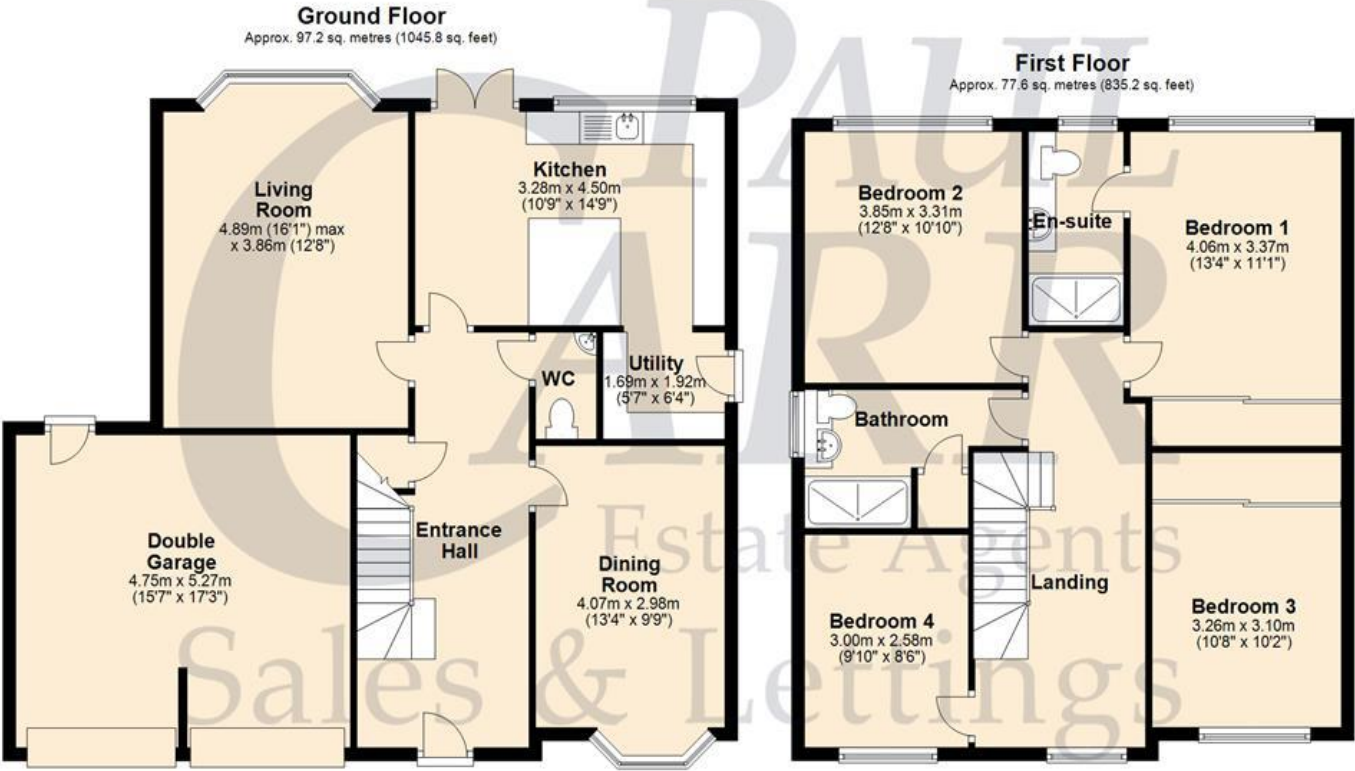
**Double Garage**





# Floor Plan

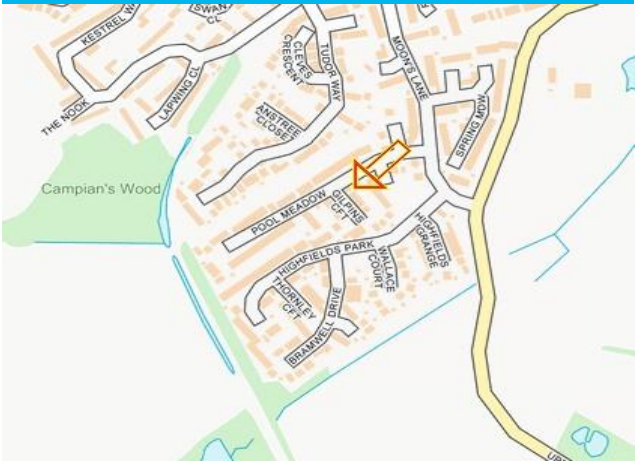
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







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: 22<sup>nd</sup> March 2025

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