



Hawks Close, Cheslyn Hay
Walsall, WS6 7LE

Offers in the Region Of £300,000

Cheslyn Hay

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Welcome to Hawks Close and this extended and deceptively spacious family home, located in quiet cul-de-sac in the ever sought after 'Bird estate' in Cheslyn Hay. Ideally situated close to reputable schools and within easy reach of facilities in the village this superb family home offers ample parking to the front with a driveway for multiple vehicles and front lawn area.

The through lounge/dining area leads to a beautiful, extended kitchen with a separate laundry room housing the appliances and a downstairs WC. A stylish orangery extension has bi-fold doors and offers a relaxing lounge area flooded by natural light from the lantern roof.

The first floor has three tastefully decorated and good sized bedrooms and a family bathroom. The property is set on a larger than average plot and offers potential to extend to the side (subject to obtaining relevant planning consent). The rear garden is ideal for families and a side gate leads to the front of the property.

Viewings are highly recommended to appreciate the space and potential on offer, call 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: 22nd March 2025

Property Specification

Extended & Very Well Presented Family Home
 Extended Stylish Kitchen
 Orangery with Bi-Fold Doors
 Laundry Room & Ground Floor WC
 Through Lounge/Dining Area

Hall

Lounge Area 4.24m (13'11") x 3.45m (11'4")

Dining Area 2.71m (8'11") x 2.07m (6'9")

Orangery 4.37m (14'4") x 2.80m (9'2")

Kitchen 4.63m (15'2") max x 4.34m (14'3") max

Laundry Room

WC

Cupboard

Landing

Bedroom 1 3.49m (11'5") x 2.56m (8'5")

Bedroom 2 2.78m (9'1") x 2.60m (8'6")

Bedroom 3 2.78m (9'1") x 1.86m (6'1")

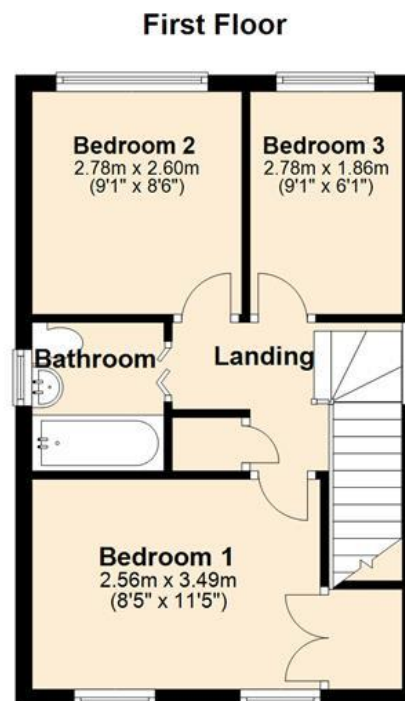
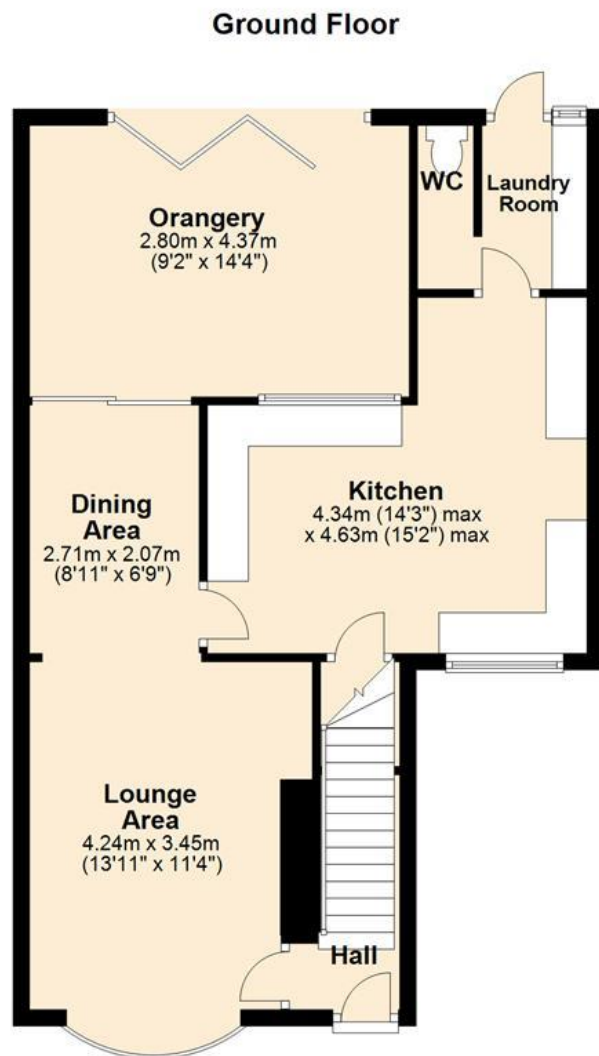
Bathroom

Viewer's Note:

Services connected:
 Council tax band:
 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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

