



Upper Landywood Lane, Cheslyn Hay
Walsall, WS6 7AX

£725,000

OWNER WOULD LIKE US TO MAKE ANY VIEWER AWARE THIS PROPERTY DOES HAVE A "CERTIFICATE OF LAWFULNESS" TO DEVELOP THE LAND AND HAS A 2ND GATED ENTRANCE WITH DROPPED KERB.

Fantastic opportunity to purchase this beautifully presented detached family home set on a generous plot measuring over an acre and benefiting from unspoilt, panoramic views over open fields. The property would be perfect for anyone looking for stables/paddocks and would ideally suit those needing parking for large vehicles/motorhomes etc. Internally the property offers spacious accommodation set over two floors with the ground floor layout comprising of a welcoming entrance hallway and guest cloakroom, an L-shaped Living Room with dual aspect windows taking in the delightful garden, a separate dining room with potential for use as a ground floor bedroom or home office and a modern fitted kitchen with plenty of work surface, ample cupboard storage and a door leading to the garden. A separate, refitted utility room houses the appliances and has access to the double garage which could be converted for use as an annex (subject to relevant planning consent). To the first floor are four good sized bedrooms and a family bathroom. Bedrooms one, two and three are all generous doubles and have fabulous views from the large picture windows. Bedroom four is a single bedroom or home office. Bedroom one has a recently refitted en-suite shower room. Outside to the front is a large driveway providing parking for several vehicles and space for storing large vehicles/motorhome/caravans. A double garage offers further secure parking and is ideal for car enthusiasts. The land offers excellent potential for a variety of uses and would be perfect for stables/paddocks. (Enquiries should be made to the local planning dept). Contact Paul Carr for further information or to arrange a viewing!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.

Services Connected: .

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Entrance Hall

Living Room

Dining Room 3.71m (12'2") x 3.01m (9'11")

Kitchen 5.22m (17'2") x 3.04m (10')

Utility Room 3.04m (10') x 2.14m (7')

Double Garage

Landing

Bedroom 1 3.92m (12'10") x 3.05m (10')

En-suite

Bedroom 2 6.10m (20') x 3.74m (12'3")

Bedroom 3 3.03m (9'11") x 2.84m (9'4")

Bedroom 4 2.83m (9'3") x 2.19m (7'2")

WC

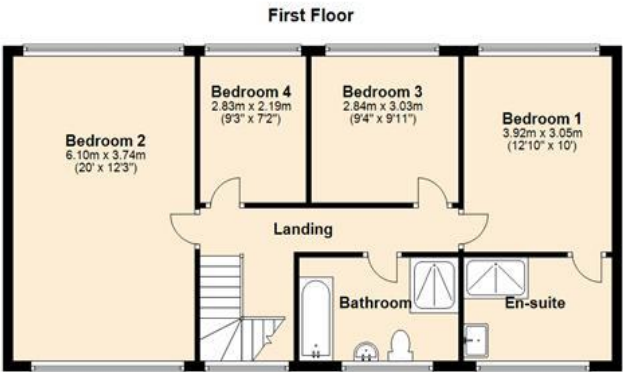
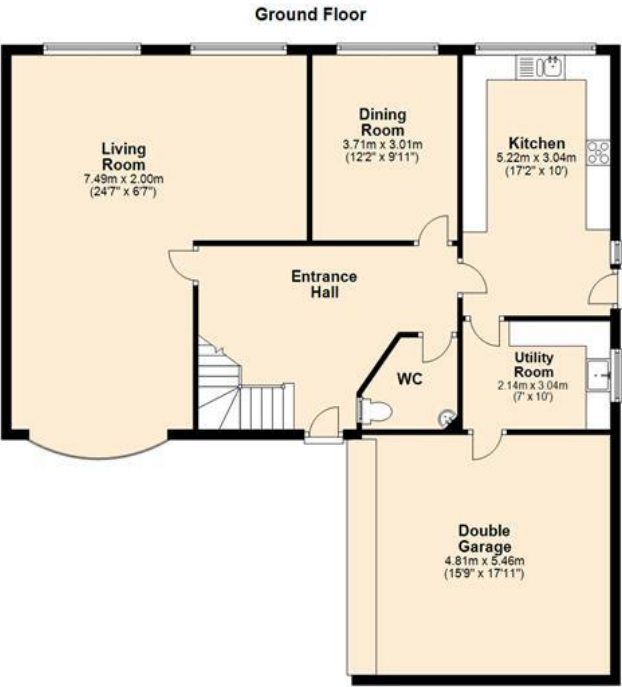
Bathroom





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

Map Location







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: 23rd May 2025