



Tudor Way, Cheslyn Hay, WS6 7LN

**£695,000**

Set in the corner of a highly regarded cul-de-sac is this impressive, unique family home offering versatile living space ideal for families and those looking for multi-generation living.

This beautifully presented property has been substantially extended and offers deceptively spacious living accommodation coupled with generous double bedrooms.

There are six large bedrooms and five bathrooms!

To the ground floor an entrance hallway has a guest WC and leads to a front sitting room/home office.

The stylish main living room has a log burner and flows through to the stunning open-plan kitchen and dining area.

Off the kitchen is a useful utility room and overlooking the garden is the conservatory, an ideal space to relax and great as a children's play room.

The hallway leads to the extended part of the home where a generous ground floor bedroom has an en-suite bathroom and a walk-in storage cupboard.

To the first floor a galleried landing has a glass balustrade and doors leading to five double bedrooms.

The large 'hotel-suite' style main bedroom has fitted wardrobes and an en-suite shower room.

The second and third double bedrooms also have en-suite bathrooms.

Completing the upstairs layout are two further double bedrooms and a family bathroom.

To the outside the property has a mature rear garden with an outside bar and seating area, providing a great place to entertain.

Stairs lead to a balcony, a great sun trap for relaxing and a secure door opens out to the nature reserve, great for dog walkers.

In addition the property has a large garage and ample off road parking to the front.

There is much more to this impressive property, call Paul Carr Estate Agents to arrange an appointment to view!





### Entrance Hall

**Sitting Room/Home Office** 4.47m (14'8") x 2.95m (9'8")

**Living Room** 6.44m (21'2") x 4.05m (13'3")

**Dining Area** 3.81m (12'6") x 2.92m (9'7")

**Kitchen** 7.42m (24'4") x 3.65m (12')

**Utility** 2.75m (9') x 2.59m (8'6")

**Conservatory** 3.64m (11'11") x 3.29m (10'10")

### Ground Floor WC

**Ground Floor Bedroom 6** 7.18m (23'7") x 5.27m (17'4")

### En-suite

### First Floor Landing

**Bedroom 1** 7.56m (24'9") x 5.27m (17'4")

### En-suite

**Bedroom 2** 4.33m (14'2") x 4.02m (13'2")

### En-suite

**Bedroom 3** 4.40m (14'5") x 2.69m (8'10")

### En-suite

**Bedroom 4** 5.99m (19'8") x 2.95m (9'8")

**Bedroom 5** 3.85m (12'8") x 2.96m (9'8")

### Family Bathroom

### Garage

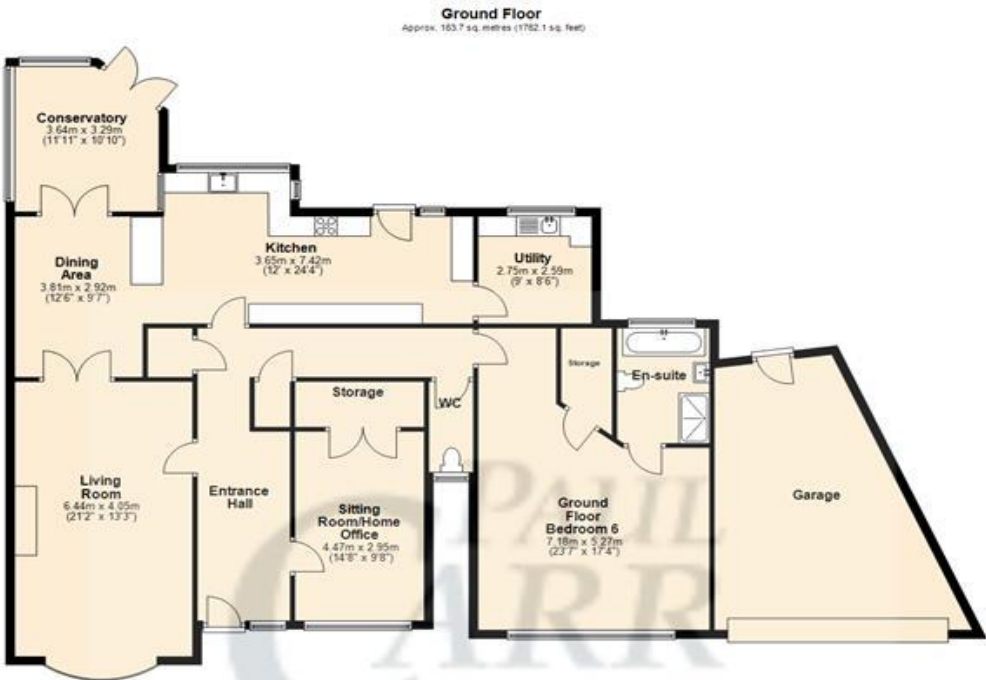






# Floor Plan

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		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		









### **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: 18<sup>th</sup> July 2025