



Weston Drive, Cheslyn Hay
Walsall, WS6 7NQ

Offers in the Region Of £250,000

Cheslyn Hay

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Welcome to Weston Drive and this very well-presented family home offering spacious ground floor living space, guest cloakroom and a recently upgraded kitchen.

A conservatory overlooks the private rear garden.

Perfect for first time buyers and families alike this deceptively spacious property is in a quiet area of Cheslyn Hay village within easy reach of local schools, shops and Landywood Train station.

The layout comprises of an entrance hallway with guest cloakroom, an open-plan living room and dining area, a fitted kitchen with breakfast bar and a conservatory.

To the first floor are three good sized bedrooms and a modern tiled bathroom.

The private rear garden is ideal for children to play, and a side gate leads to a walkway and open field, perfect for dog walkers.

Viewing is highly recommended on this fantastic property so call Paul Carr Estate Agents today to arrange an appointment!





Property Specification

Spacious & Well Presented Family Home
Open Plan Living Room/Dining Area
Ground Floor WC
Refitted Kitchen
Conservatory

Porch

Hallway

WC

Living Room

4.48m (14'8") x 3.06m (10')

Dining Area

2.70m (8'10") x 2.60m (8'6")

Kitchen

3.20m (10'6") x 2.60m (8'6")

Conservatory

Landing

Bedroom

2.73m (9') x 2.62m (8'7")

Bedroom

3.56m (11'8") x 3.07m (10'1")

Bedroom

3.52m (11'6") x 3.07m (10'1")

Bathroom

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: 30th October 2025

Viewer's Note:

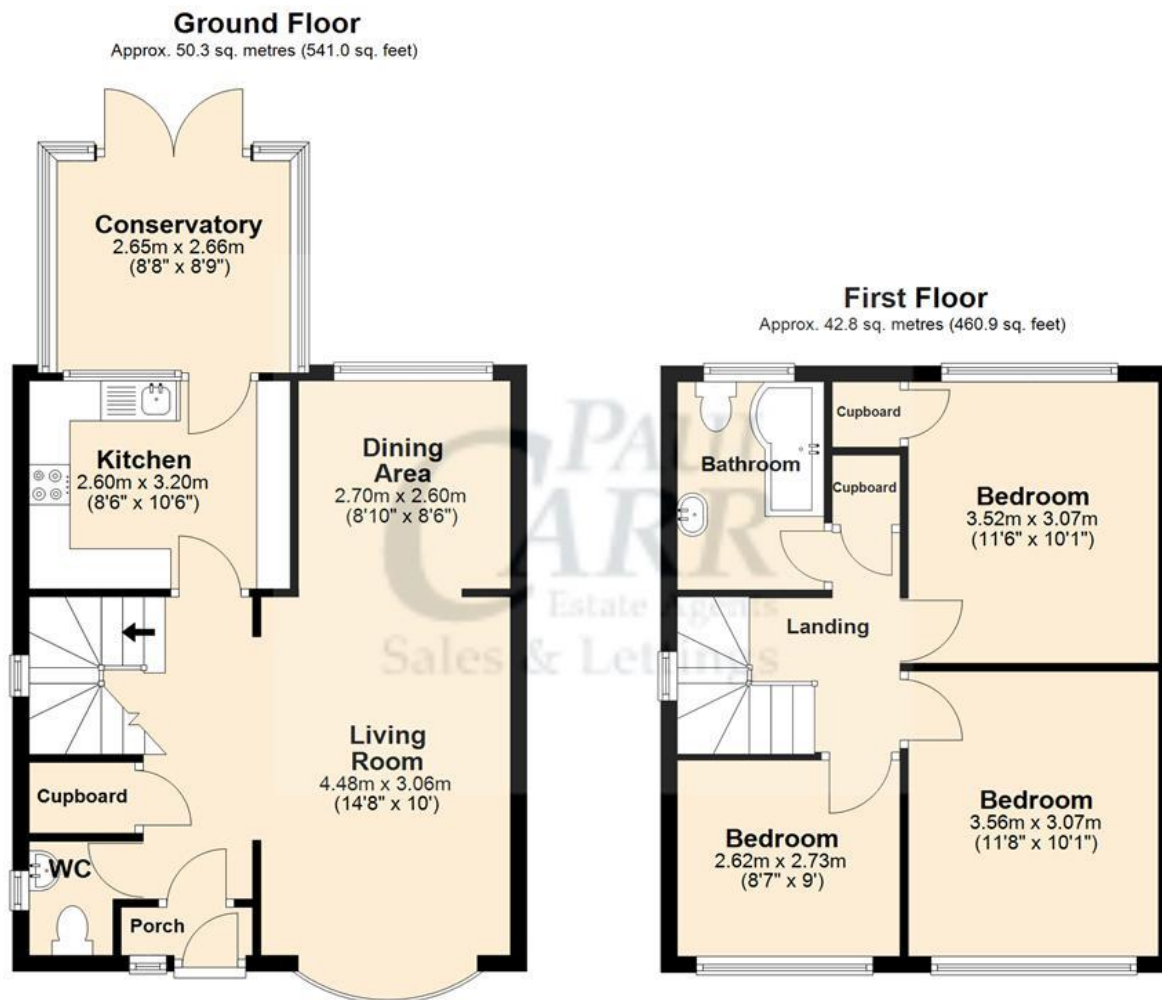
Services connected: Water, Drainage, Gas, Electric

Council tax band: B

Tenure: Freehold

Floor Plan

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



Total area: approx. 93.1 sq. metres (1001.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

