



Westbourne Avenue, Cheslyn Hay, WS6 7DF

Offers in the Region Of £350,000

Welcome to Westbourne Avenue and this extended and impeccably presented dormer bungalow offering three double bedrooms, two bathrooms, a beautifully designed kitchen and a stylish living room/dining area with patio doors looking out on a private rear garden.

Located in a sought-after area of Cheslyn Hay close to local shops, conveniences and schools including Glenthorne primary school just a short walk away.
The property has been lovingly maintained and much improved with the standout feature being a stunning master bedroom suite on the first floor.

A bespoke staircase has been added to the entrance hallway and leads to a large main bedroom with air conditioning, a separate dressing room having quality fitted wardrobes and a luxurious en-suite with double walk-in shower and dual basins.

The ground floor layout comprises of two double bedrooms and a modern bathroom, a living room with a dining area and patio doors opening to the garden. The stylish fitted kitchen has integrated appliances and a door to the rear garden.

Outside to the front is a driveway sweeping around to gates leading to the rear garden where a detached garage is currently used as a home office. A timber shed has been insulated and is ideal as a treatment room.

The low maintenance rear garden has fenced boundaries and shrubs to borders and there is ample space to relax and dine outside. This immaculate property needs to be viewed to appreciate the quality of finish and space available.

Call Paul Carr Estate Agents to arrange an appointment to view.



Entrance Hall

Living Room
5.39m (17'8") x 3.55m (11'8") max

Dining Area
3.39m (11'1") x 1.77m (5'10")

Kitchen
4.26m (14') x 2.66m (8'9")

Main Bathroom

Bedroom 2
4.49m (14'9") x 3.10m (10'2")

Bedroom 3
3.06m (10') x 2.67m (8'9")

First Floor Landing

Bedroom 1
4.65m (15'3") x 4.32m (14'2") max

En-suite

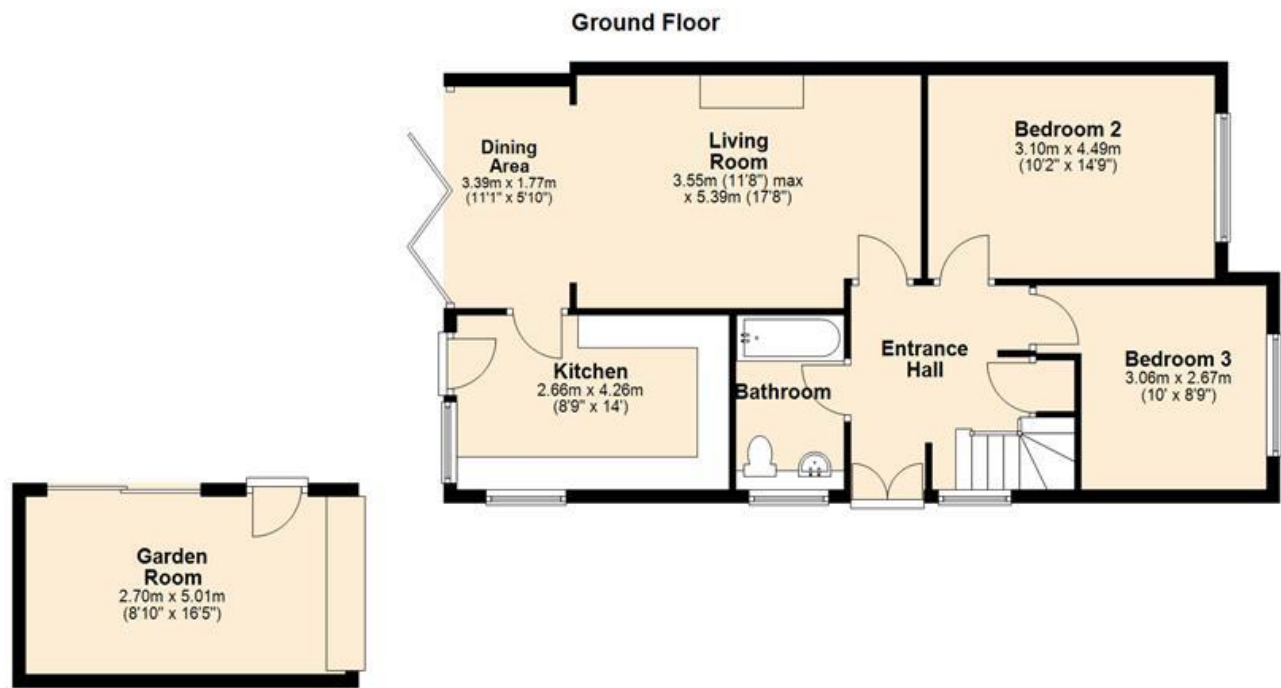
Dressing Room
3.29m (10'10") x 1.44m (4'8")

Garden Room





Floor Plan



Energy Performance Rating

New Instruction
EPC TBC





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: 3rd November 2025