

The Croft, Cheslyn Hay,
WS6 7QB

£240,000

Cheslyn Hay

£240,000



Welcome to The Croft and this very well-presented modern town house located in a highly regarded area of Cheslyn Hay within easy reach of local schools, shops in the village and excellent transport links with Landywood train station less than half of a mile away and a short drive to the M6 motorway network and the A5.

The property is set behind a block paved driveway for several vehicles with a gated access to the rear garden.

Internally the property comprises of an entrance hall leading into the living room and through to a lovely open-plan kitchen/dining room and conservatory.

To the first floor are three bedrooms, the master having fitted wardrobes and a bathroom with jacuzzi bath.

The low maintenance rear garden has artificial turf, a storage shed and a wooden gazebo housing a hot tub.

A side gate leads to the driveway.

This fabulous property is perfect for first time buyers and is available to view via Paul Carr Estate Agents, call today to make an appointment to view!



Property Specification



Perfect for First Time Buyers
Beautifully Presented Modern Home
Highly Regarded Location Close to Schools
Driveway Parking
Private Rear Garden with Artificial Turf & Gazebo with Hot Tub

Hall

Lounge

4.27m (14') x 4.06m (13'4") max

Kitchen/Diner

4.04m (13'3") x 2.49m (8'2")

Conservatory

Bedroom 1

3.28m (10'9") x 3.26m (10'8")

Bedroom 2

3.48m (11'5") x 2.78m (9'1")

Bedroom 3

2.49m (8'2") x 2.44m (8')

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: 26th November 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

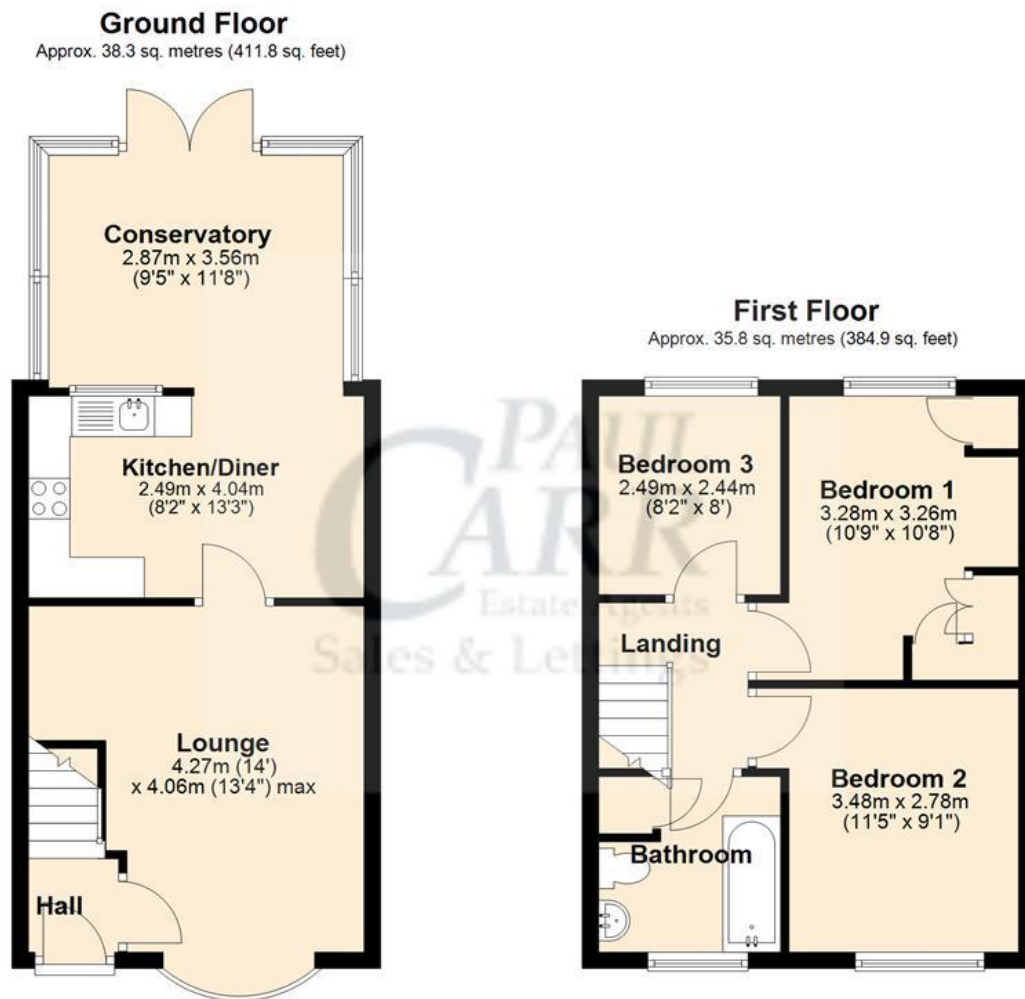
Services connected: Water, Drainage, Gas, Electric

Council tax band: C

Tenure: Freehold

Floor Plan

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



Total area: approx. 74.0 sq. metres (796.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

