



Rosewood Park, Cheslyn Hay, WS6 7HD

Offers in the Region Of £565,000

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Paul Carr Estate Agents are delighted to market this impressive executive detached family home set in one of the area's most desirable locations.

The property has been meticulously maintained, and the standout feature is the open plan kitchen/family room and conservatory, ideal for families and perfect for entertaining.

The stylish fitted kitchen has integrated appliances, space for a dining table and access to the conservatory.

A separate utility room offers space for appliances and a guest cloakroom.

The stylish lounge offers a cosy and relaxing space, and a versatile reception room could be a home office, snug or playroom.

The first floor has four bedrooms and a luxuriously refitted family bathroom with walk-in shower and a large bath.

Bedroom one has built-in wardrobes and a refitted en-suite shower room. Bedrooms two and three share a Jack and Jill En-Suite and Bedroom Four has built-in wardrobes.

To the rear of the property is a beautifully landscaped garden perfect for entertaining with outdoor seating areas, artificial turf and access to the front from both sides of the property.

To the front is a block paved driveway offering parking for multiple vehicles.

A single side garage offers further storage and secure parking.

The property is ideally located on a private drive within easy reach of local schools for all ages, shops and facilities in the village of Cheslyn Hay and for commuters the M6/M54/M6 Toll Road are all a short drive away.

Viewings are strictly via Paul Carr Estate Agents, call for further information and to arrange an appointment to view!





Property Specification

Impressive Executive Detached Family Home
 South Facing Landscaped Rear Garden
 Set on a Secluded Private Driveway in the Highly Regarded
 Roseward Park
 Immaculately Presented Open Plan Kitchen/Family Room
 Contemporary Style Lounge

Entrance Hall

Living Room

5.63m (18'6") x 3.50m (11'6")

Dining Room/Home Office

3.42m (11'3") x 2.88m (9'5")

Kitchen/Family Room

8.60m (28'3") x 3.86m (12'8") max

Utility Room

2.56m (8'5") x 2.08m (6'10")

Ground Floor WC

Conservatory

Bedroom 1

4.03m (13'3") x 3.85m (12'8")

En-suite

Bedroom 2

4.86m (15'11") max x 3.37m (11') max

Bedroom 3

3.43m (11'3") x 2.88m (9'5")

Jack and Jill En-suite

Bedroom 4

2.62m (8'7") x 2.03m (6'8")

Family Bathroom

Garage

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: 5th December 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.

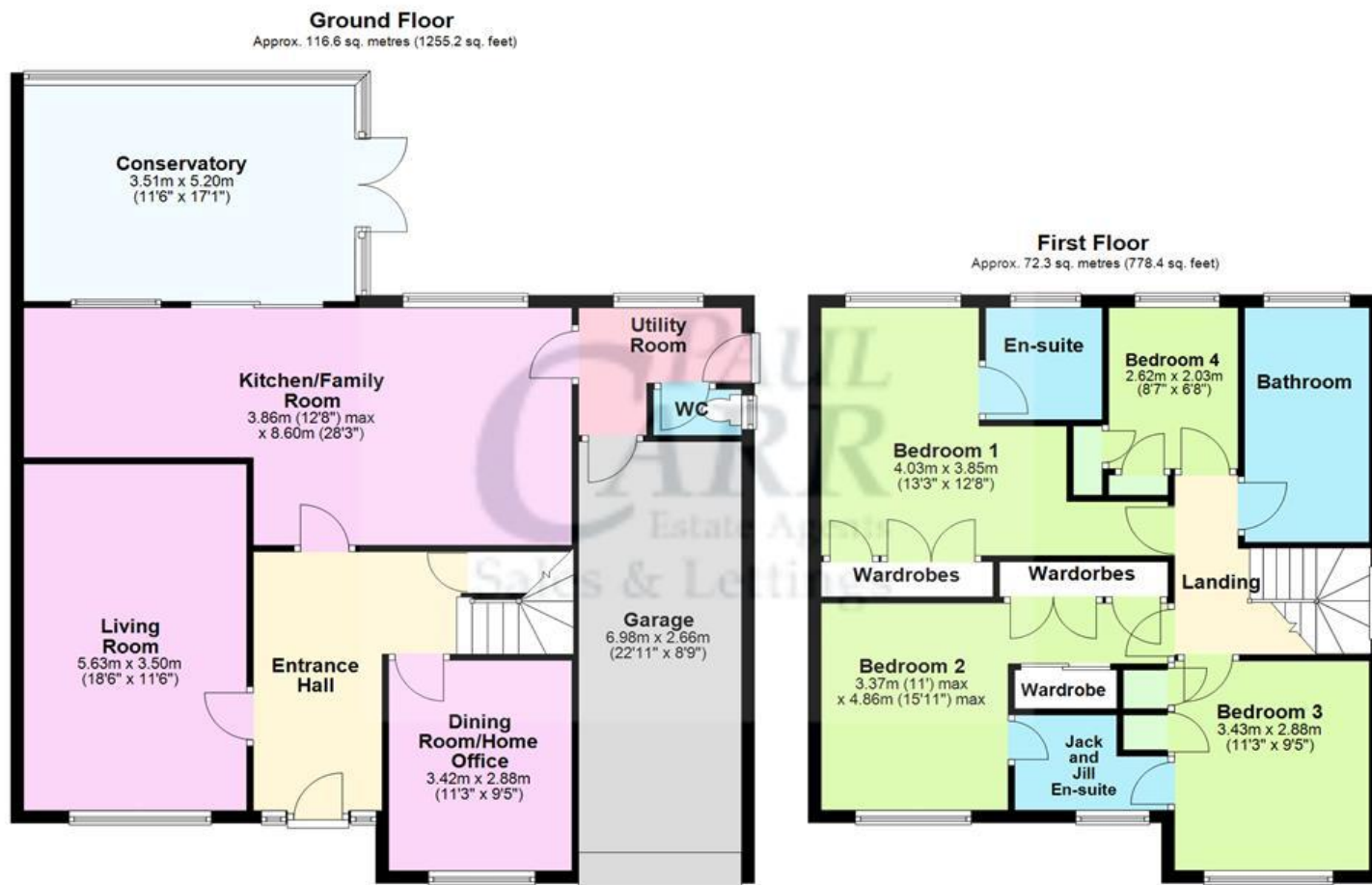
Services connected: Water, Drainage, Gas, Electric

Council tax band: E

Tenure: Freehold

Floor Plan

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



Total area: approx. 188.9 sq. metres (2033.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

