



Kestrel Way,
Cheslyn Hay, WS6 7LQ

Guide Price £260,000

A Distinguished Four-Bedroom Detached Residence Offering Generous Living Space, Timeless Character & Exceptional Potential Introduction Set within a peaceful and well-established residential setting, this substantial four-bedroom detached home presents a rare opportunity to acquire a property of both scale and character. Having been lovingly maintained over the years, the home now offers exciting scope for modernisation, allowing prospective purchasers to create a bespoke family residence tailored to contemporary living. Combining traditional features with generous proportions throughout, this is a home perfectly suited to growing families seeking both comfort and long-term potential.

Accommodation - Ground Floor

A welcoming entrance hall provides access to the principal living spaces, setting the tone for the well-balanced accommodation throughout. Reception Rooms The property benefits from multiple reception areas, each offering versatility for modern family life. A charming main living room features a large window frontage and an attractive fireplace, complemented by exposed ceiling beams that add warmth and character. A separate dining room provides an ideal setting for formal entertaining, with direct access to the rear garden, seamlessly blending indoor and outdoor living. An additional reception space offers flexibility as a secondary sitting room, snug, or open-plan family area. Kitchen The kitchen is fitted with a range of traditional units and work surfaces, offering practicality alongside clear potential for reconfiguration or extension (subject to the necessary consents), enabling the creation of a contemporary open-plan kitchen/dining hub.

First Floor - The first floor continues to impress with four well-proportioned bedrooms: Principal Bedroom – A generous double room with fitted wardrobes and pleasant outlooks. Bedroom Two – A further spacious double, ideal for family or guests. Bedroom Three – Overlooking the rear garden, offering a peaceful setting. Bedroom Four / Study – A versatile room suited to use as a home office, nursery, or additional bedroom. The accommodation is served by a family bathroom, alongside a separate shower room, enhancing practicality for busy households.

Outside Front & Parking - The property is approached via a driveway providing ample off-road parking and access to an integral garage. Garage A substantial space with excellent storage capacity, offering potential for conversion (subject to planning). Rear Garden The rear garden is a particular feature of the home—private, mature, and thoughtfully arranged with patio areas, established planting, and lawn. It provides an ideal environment for both relaxation and entertaining.

This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team

Lifestyle & Location - Located within a sought-after residential neighbourhood, the property enjoys convenient access to a range of local amenities, reputable schools, and transport links. The setting offers a balance of tranquillity and accessibility, ideal for family living.

A Rare Opportunity This is a home of genuine substance and charm, offering the perfect canvas for those looking to create a long-term family residence. With its generous proportions, flexible layout, and excellent location, the property represents a compelling opportunity in today's market.

Viewings Strictly by Appointment



Entrance Hall

Shower Room

Reception One 14' 6" x 11' 9" (4.42m x 3.58m)

Lounge / Dining Room 16' 6" x 11' 4" (5.03m x 3.45m)

Kitchen 11' 6" x 8' 2" (3.50m x 2.49m)

First Floor Landing

Bedroom One 12' 2" x 11' 3" (3.71m x 3.43m)

Bedroom Two 11' 3" x 8' 6" (3.43m x 2.59m)

Bedroom Three 9' 11" x 8' 5" (3.02m x 2.56m)

Bedroom Four 8' 7" x 7' 10" Max narrowing to 6'6 (2.61m x 2.39m max narrowing to 2.01m)

Family Bathroom

Outside

Front Garden and Driveway

Rear Garden

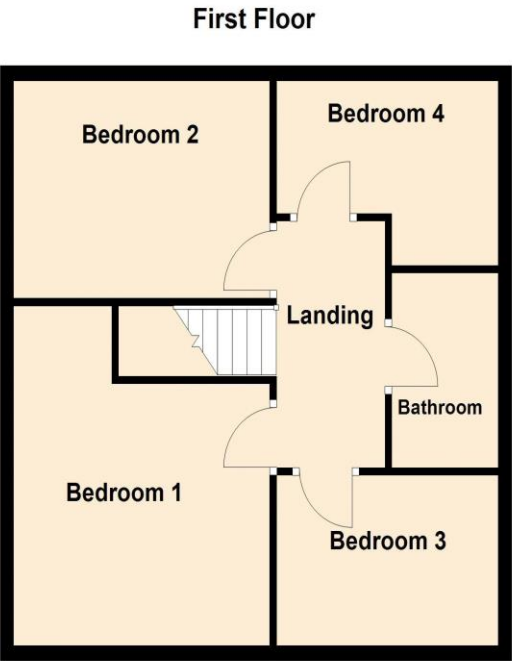
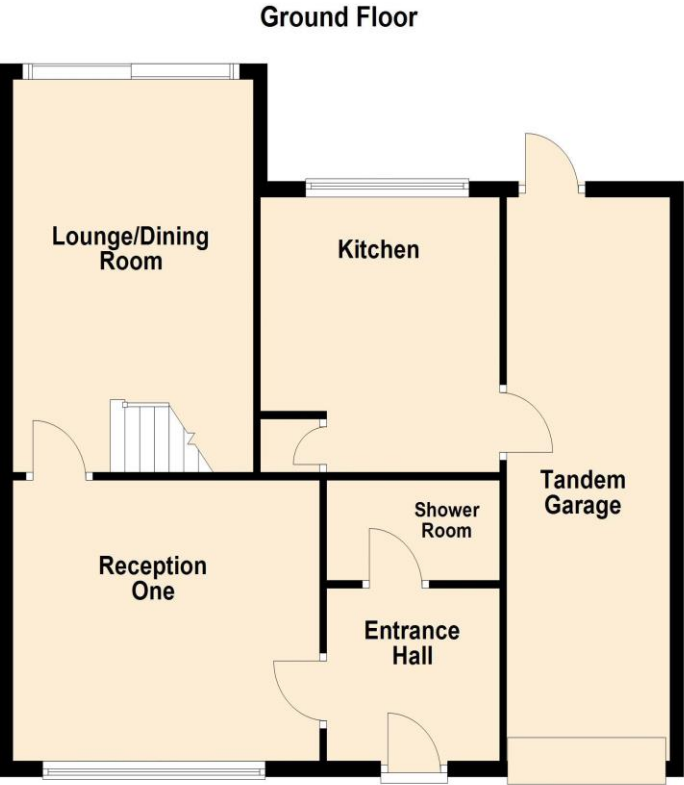
Tandem Garage 30' 0" x 7' 9" (9.14m x 2.36m)





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		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





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: 21st April 2026

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.