



Kestrel Way, Cheslyn Hay
Walsall, WS6 7LQ

Offers Over £325,000

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.

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

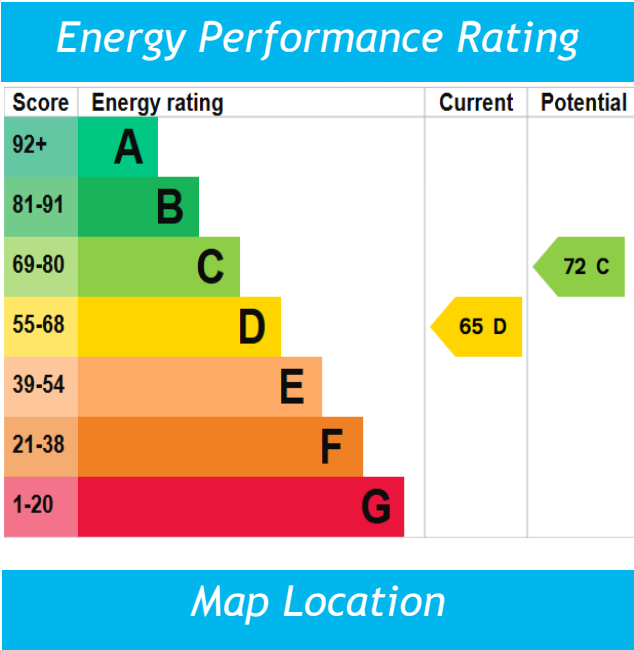
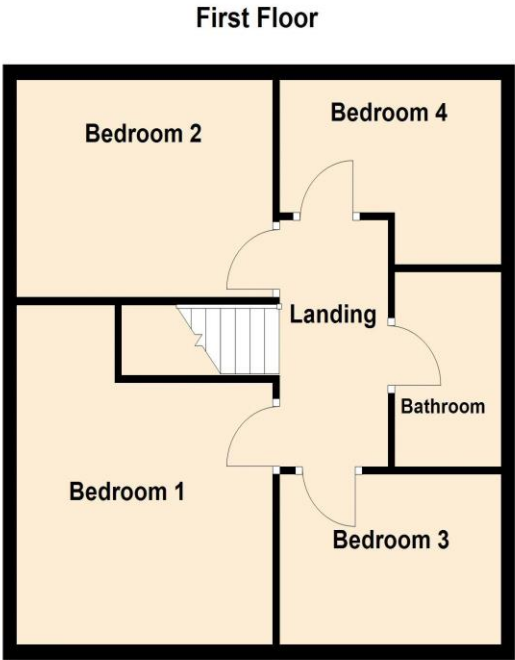
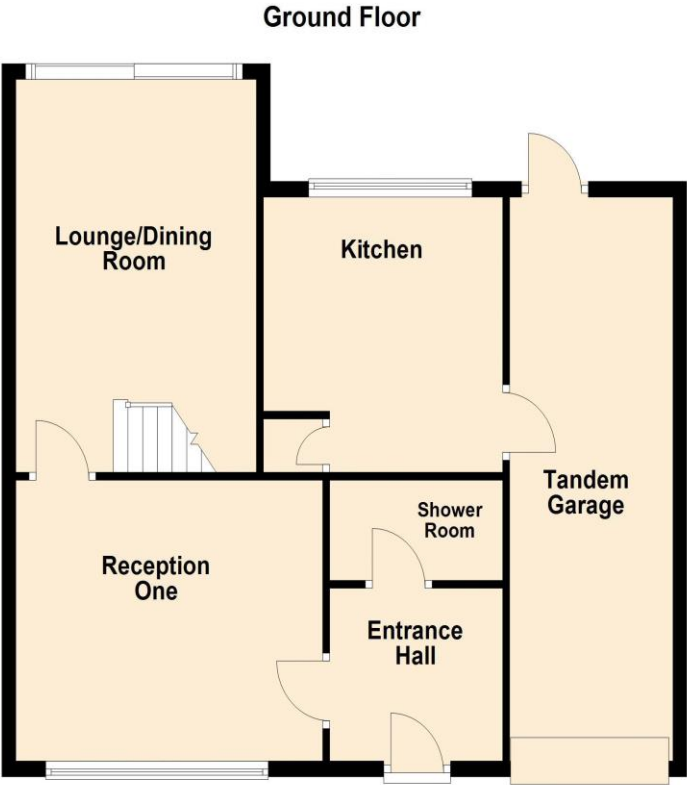
Tandem Garage 30' 0" x 7' 9" (9.14m x 2.36m)





Floor Plan

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







Agent's Note:

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