



Cleves Crescent, Cheslyn Hay
Walsall, WS6 7LR

Offers in Excess of £400,000

Exceptional Four Bedroom Detached Home Cheslyn Hay Village | Offers In Excess Of £400,000 | Freehold

A HOME THAT TICKS EVERY BOX

Positioned within a quiet and highly desirable residential location in Cheslyn Hay Village, this beautifully presented four-bedroom detached home offers generous living accommodation, a superb layout and a private landscaped garden—perfect for modern family living. Set within the catchment area for the sought-after Cheslyn Hay Academy, this property delivers both lifestyle and long-term value, making it an ideal purchase for growing families.

GROUND FLOOR – SPACE TO LIVE & ENTERTAIN

Step through the front door into a welcoming hallway that sets the tone for the rest of the home. The spacious lounge provides a warm and inviting setting, complete with a feature fireplace—ideal for cosy evenings. A separate dining room offers the perfect space for family meals or entertaining guests, with direct access into the impressive conservatory. The fitted kitchen is both practical and well-appointed, offering ample storage, worktop space and a layout designed for everyday convenience. To the rear, the standout feature is the light-filled conservatory, creating a versatile second living space with uninterrupted views across the garden—perfect for relaxing, working from home or hosting. Additional benefits include a guest WC, internal access to the integral garage, and excellent storage.

FIRST FLOOR – COMFORT & FLEXIBILITY

Upstairs, the property continues to impress with four well-proportioned bedrooms, ideal for families of all sizes. The main bedroom is a generous retreat, complete with its own en-suite shower room, offering privacy and convenience. The remaining bedrooms are served by a modern family bathroom, finished to a clean and contemporary standard. Whether you need extra bedrooms, a home office or guest space, this layout offers complete flexibility.

OUTSIDE – YOUR PRIVATE RETREAT

The rear garden has been thoughtfully designed to offer a peaceful and private outdoor space. Well-maintained lawn. Patio seating area perfect for summer evenings. Mature planting and borders adding character and privacy. To the front, the property benefits from a driveway providing off-road parking and access to the integral garage.

LOCATION – QUIET, CONNECTED & CONVENIENT Cheslyn Hay Village is a highly regarded residential area, known for its strong community feel and excellent local amenities. This property is ideally positioned for: Cheslyn Hay Academy catchment. Local shops, cafes and everyday conveniences. Excellent transport links for commuters. Nearby green spaces and countryside walks.

FINAL WORD This is a standout family home in a prime village location—offering space, comfort and versatility in equal measure. With its generous layout, beautiful garden and excellent schooling nearby, this property is ready to move straight into and enjoy.

Early viewing is strongly recommended



Entrance Porch

Entrance Hall

Guest W.C.

Kitchen 11' 9" x 8' 5" (3.58m x 2.56m)

Lounge 16' 10" x 10' 9" (5.13m x 3.27m)

Dining Room 12' 1" x 10' 0" (3.68m x 3.05m)

Conservatory 11' 10" x 11' 0" (3.60m x 3.35m)

First Floor Landing

Main Bedroom 13' 6" x 9' 1" (4.11m x 2.77m)

En-suite

Bedroom Two 10' 3" x 8' 2" (3.12m x 2.49m)

Bedroom Three 10' 8" x 7' 2" (3.25m x 2.18m)

Bedroom Four 8' 1" x 7' 7" (2.46m x 2.31m)

Bathroom

Outside

Driveway To front

Rear Garden

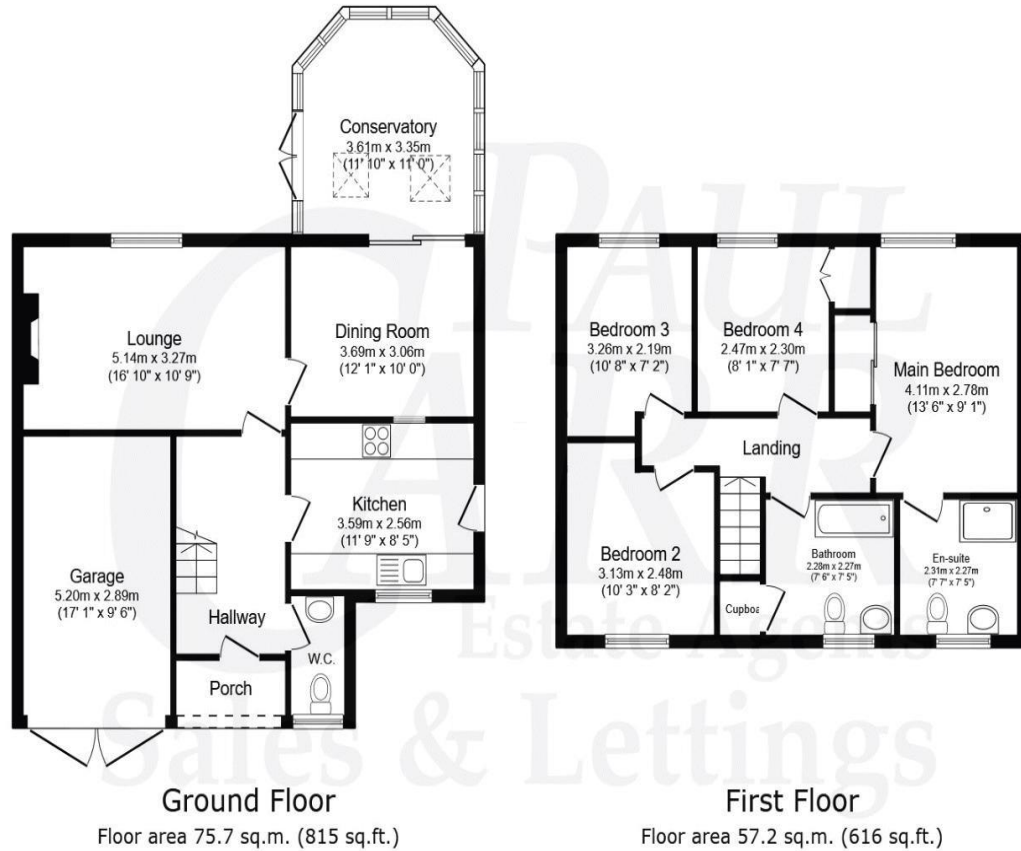
Storage Garage





Floor Plan

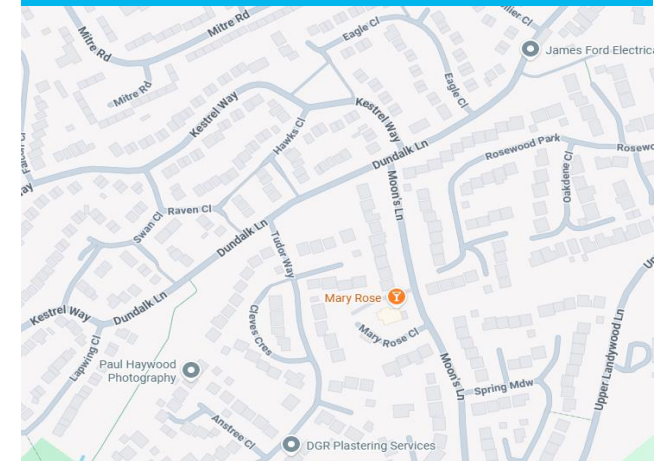
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 132.9 sq.m. (1,431 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





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:

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.