PAUL CARR Estate Agents Sales & Lettings

Great Wyrley 01922 701001 greatwyrley@paulcarrestateagents.co.uk



Kestrel Way, Cheslyn Hay
Walsall, WS6 7LQ

£290,000

Perfectly suited to modern family life, this beautifully presented three-bedroom link-detached home occupies a generous plot within a popular residential area of Cheslyn Hay. Upon entering, a welcoming hallway leads into the spacious lounge, where tasteful neutral décor and a contemporary media wall with an inset electric fire create an inviting place to relax. The accommodation flows naturally into the adjoining dining area, providing an excellent open-plan setting for family meals and entertaining. Sliding patio doors allow natural light to fill the room while providing a seamless connection with the rear garden. The kitchen is fitted with a comprehensive range of cabinetry and contrasting work surfaces, offering practical storage and preparation space. An adjoining utility area provides further appliance space and storage, together with convenient access to the garden. Upstairs, the property offers three well-proportioned bedrooms. The impressive principal bedroom features an extensive range of fitted wardrobes, while the remaining rooms are ideal for children, guests or use as a dedicated home office. A well-appointed family bathroom, complete with a shower over the bath, serves the first-floor accommodation. Outside, the home continues to impress. An extensive driveway provides ample off-road parking and access to the attached garage. To the rear is a generous and private garden, predominantly laid to lawn and complemented by mature planting, a useful storage shed and a substantial decked seating area. This attractive outdoor space is perfectly arranged for alfresco dining, summer entertaining and family recreation. Kestrel Way is ideally positioned for the shops, schools and everyday amenities available throughout Cheslyn Hay and neighbouring Great Wyrley. Cheslyn Hay Academy and Landywood railway station are both within convenient reach, while access towards the A5, M6 and M6 Toll makes the location particularly suitable for commuters. Combining generous accommodation, attractive presentation and an excellent family garden, this superb home offers a wonderful opportunity for buyers seeking space, convenience and a desirable village setting.

Tenure: We can confirm the property is .

Council Tax Band:

Services Connected: .

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Porch 1.50m (4'11") x 1.04m (3'5")

Hall 1.24m (4'1") x 0.97m (3'2")

Lounge/Dining Room 6.96m (22'10") x 3.62m (11'11")

Kitchen 2.95m (9'8") x 1.96m (6'5")

Utility 2.95m (9'8") x 2.24m (7'4")

Landing 2.64m (8'8") max x 1.79m (5'10")

Bedroom 1 3.81m (12'6") x 2.51m (8'3")

Bedroom 2 2.59m (8'6") x 2.51m (8'3")

Bedroom 3 2.51m (8'3") x 1.78m (5'10")

Bathroom 1.79m (5'10") x 1.65m (5'5")

Garage 3.91m (12'10") x 2.24m (7'4")







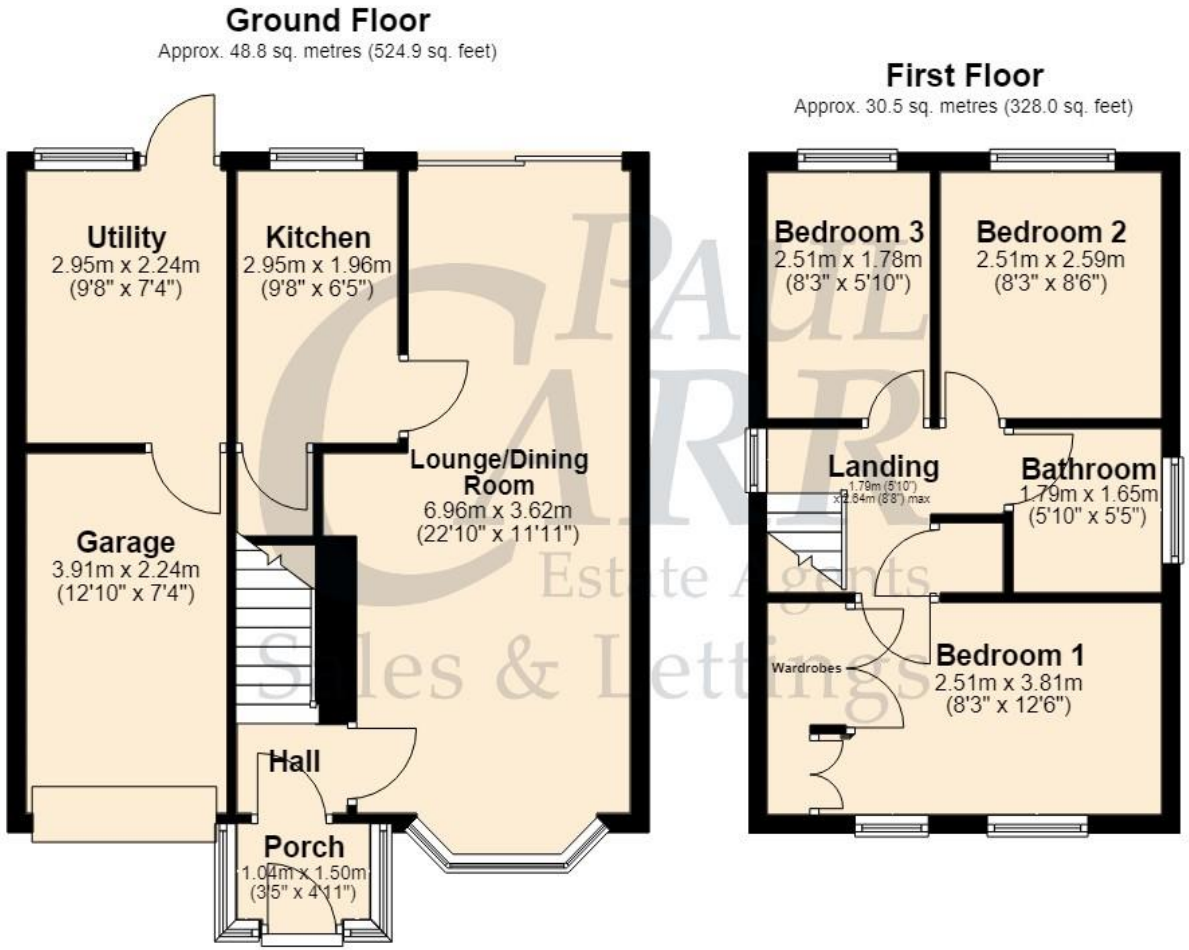






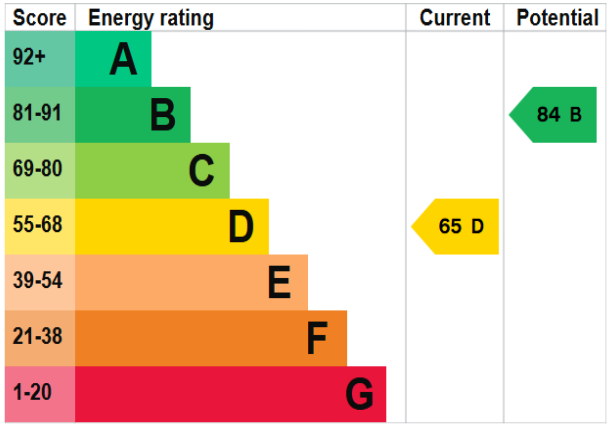
Floor Plan

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

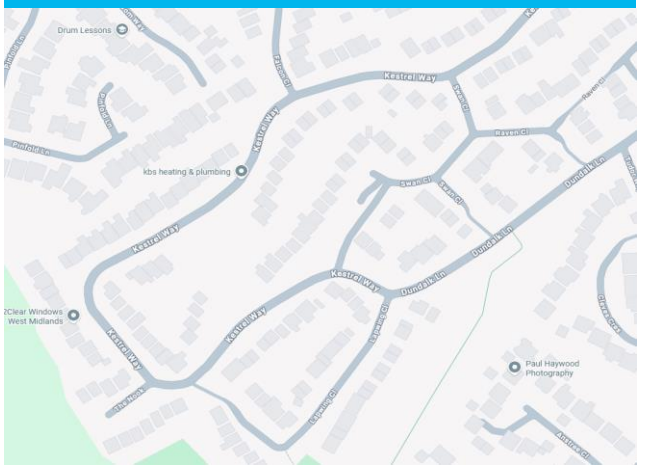


Total area: approx. 79.2 sq. metres (852.9 sq. feet)

Energy Performance Rating



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: 28th August 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 £47.50 + VAT (£57 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.