



Bridge Avenue, Cheslyn Hay,  
WS6 7EP

Offers in the Region Of £250,000

# Cheslyn Hay

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Welcome to Bridge Avenue and this very well-presented family home offering spacious ground floor living space coupled with generous bedrooms making this a perfect starter home and great for families.

Nearby amenities in the village include schools for all ages, Landywood train station and various shops and facilities in Great Wyrley.

Internally the property has been updated and well maintained and offers a stylish living room, separate dining area and a refitted Howdens kitchen.

A conservatory offers a further seating area and has facilities for appliances.

The garage has been converted and is ideal as a home office or a second living room.

The first floor has three good sized bedrooms and a refitted, fully tiled bathroom.

Outside the property has a block paved driveway to the front and a side gate leads to the enclosed, family friendly rear garden.

Not overlooked at the rear this space is ideal for entertaining and great for children to play.

Call Paul Carr Estate Agents to arrange a viewing!



# Property Specification

Very Well Presented & Spacious Family Home  
Living Room, Dining Area & Home Office/Snug  
Refitted Howdens Kitchen  
Conservatory  
Three Good Sized Bedrooms



**Living Room**  
4.60m (15'1") x 3.15m (10'4")

**Porch**

**Office/Sitting Room**  
4.98m (16'4") x 2.18m (7'2")

**Dining Area**  
3.07m (10'1") x 2.18m (7'2")

**Kitchen**  
2.34m (7'8") x 2.26m (7'5")

**Conservatory**

**Landing**

**Bedroom 3**  
2.64m (8'8") x 2.19m (7'2")

**Bathroom**

**Bedroom 2**  
3.15m (10'4") x 3.15m (10'4")

**Bedroom 1**  
3.68m (12'1") x 3.15m (10'4")

## 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: 13th January 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.

## Viewer's Note:

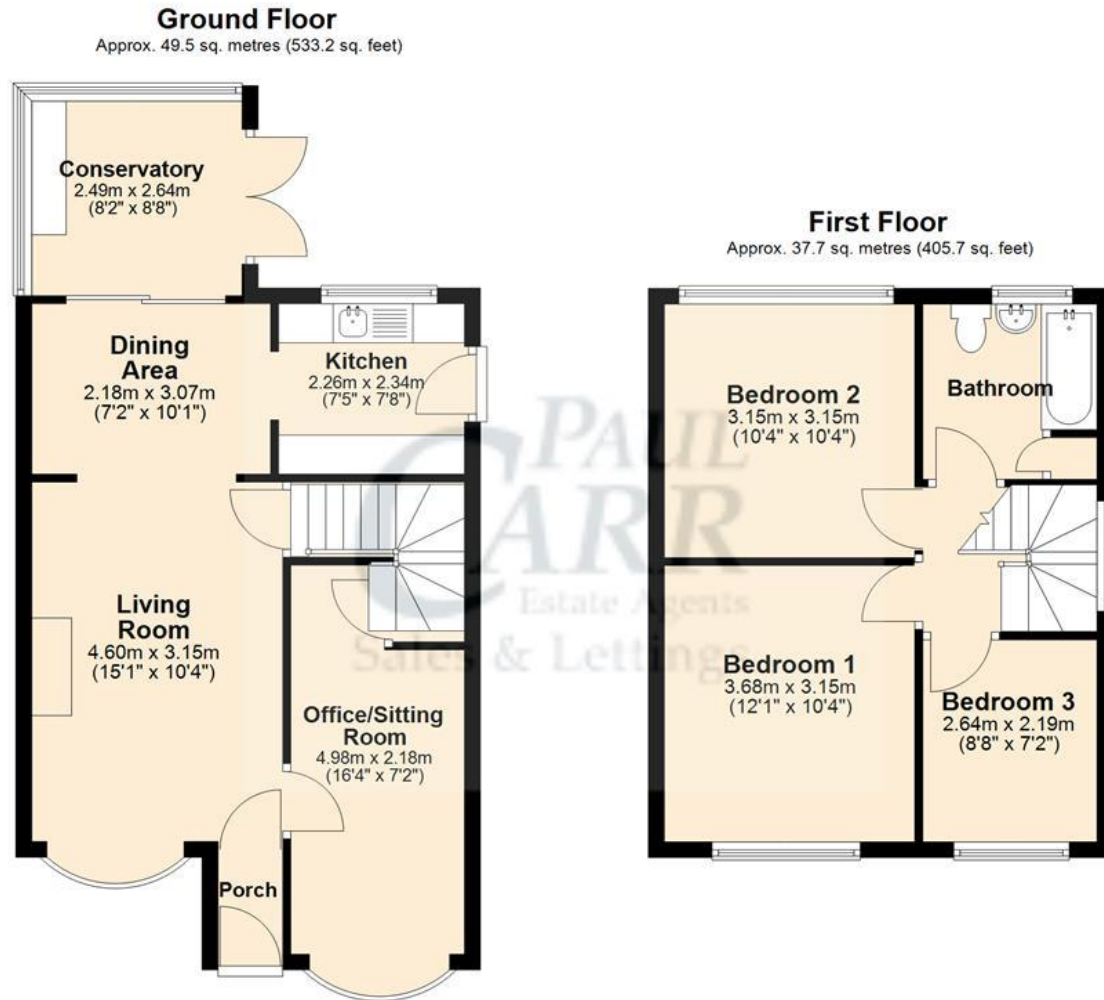
Services connected: Water, drainage, gas, electric

Council tax band: B

Tenure: Freehold

# Floor Plan

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



Total area: approx. 87.2 sq. metres (938.9 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map

