PAUL CARR Estate Agents Sales & Lettings

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Westbourne Avenue, Cheslyn Hay
Walsall, WS6 7DH

Offers Over £240,000

A VERSATILE THREE-BEDROOM HOME WITH SPACE FOR FAMILY LIFE

Offering two reception rooms, driveway parking and an enclosed rear garden, this three-bedroom semi-detached home in Cheslyn Hay combines a practical layout with the opportunity to create a home tailored to your own taste.

The entrance hall leads to a separate front family room, where a bay window brings in natural light. This adaptable space could serve as a comfortable sitting room, playroom or home office. Spanning the rear of the property, the lounge/diner provides a welcoming setting for relaxing and entertaining. With space for both lounge and dining furniture, alongside sliding patio doors opening onto the garden, it forms a sociable centre to the home. The fitted kitchen features light-coloured cabinetry, contrasting work surfaces and tiled splashbacks, with an external door providing convenient access outside.

Upstairs are three bedrooms, including two doubles. The principal bedroom benefits from fitted storage, while the third bedroom offers flexibility as a child's bedroom, nursery or study. A family bathroom with a shower over the bath completes the accommodation. Outside, the block-paved frontage provides off-road parking.

The enclosed rear garden combines a paved seating area with a raised artificial lawn, creating distinct spaces for outdoor dining and recreation. A timber outbuilding provides additional useful storage.

Situated in Cheslyn Hay, the property is well placed to enjoy the village's shops, community amenities and leisure facilities, with rail connections available from Landywood station and access to the surrounding motorway network.

With scope for decorative improvement, this appealing home offers buyers the chance to make the most of its generous living space and versatile accommodation.

To arrange your viewing, contact Paul Carr Estate Agents, Great Wyrley, on 01922 701 001.



Entrance Hall 2.88m (9'6") x 2.00m (6'7")

Family Room 4.83m (15'10") max x 2.24m (7'4")

Kitchen 3.43m (11'3") x 2.09m (6'10")

Lounge/Diner 6.05m (19'10") x 3.00m (9'10")

Bedroom 2 3.30m (10'10") x 3.03m (9'11")

Bedroom 3 4.52m (14'10") x 2.08m (6'10")

Bedroom 1 3.86m (12'8") x 3.00m (9'10") max

Hall 2.00m (6'7") x 0.71m (2'4")

Bathroom 2.57m (8'5") x 1.78m (5'10")







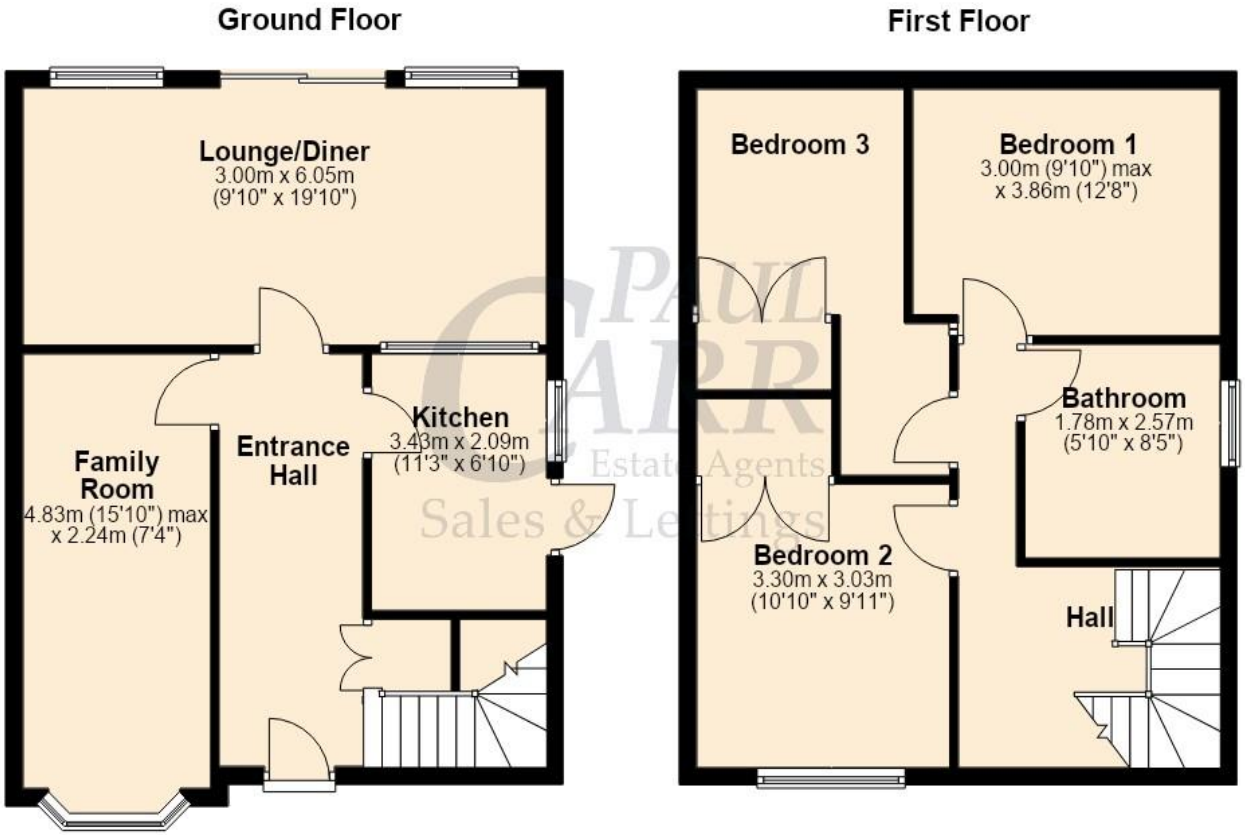




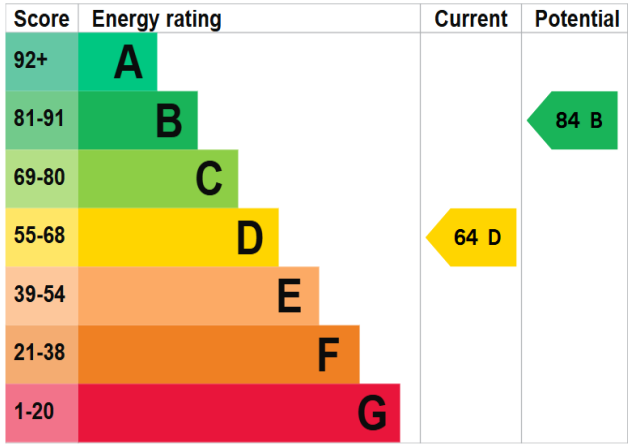


Floor Plan

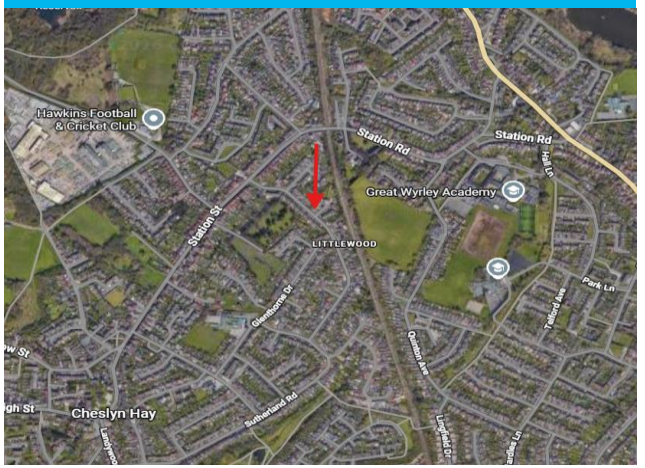
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location













Agent's Note:

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