



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

Floor Plan



56 Station Street
Cheslyn Hay, WS6 7EE

£275,000



3 Bedroom Detached Home | No Chain | Large Garden | Great Potential! Offered to the market with **no** onward chain, this **three-bedroom detached home** presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring **modernisation throughout**, the home offers generous living space and fantastic potential. The ground floor comprises **two spacious reception rooms**, providing flexible living and dining areas, along with a **downstairs WC** and a **separate utility room**, adding practicality for everyday living. Upstairs, the property offers **three good-sized bedrooms** and a **family shower room**, making it well suited to families or buyers looking for additional space. Externally, the property benefits from an **extremely large rear garden**, offering an impressive amount of outdoor space with great potential for landscaping, extension (subject to the relevant planning permissions), or simply enjoying a sizeable private garden.

This property would make an ideal **project** for buyers looking to modernise and add value, while benefiting from the space and advantages of a detached home. Early viewing is highly recommended to fully appreciate the **space, potential, and substantial garden** on offer. **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** (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.



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 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: 5th March 2026

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Property Specification

Detached family home
Three well-proportioned bedrooms
Two spacious reception rooms
Downstairs WC
No chain

Porch

Hallway Lounge 4.26m (14') max x 3.12m (10'3")

Dining Room 4.29m (14'1") x 4.01m (13'2")

Kitchen 2.99m (9'10") x 2.74m (9')

WC

Utility 2.51m (8'3") x 1.40m (4'7") max

Bedroom 1 4.29m (14'1") x 3.71m (12'2") plus 0.45m (1'6") x 0.45m (1'6")

Landing

Bedroom 2 4.64m (15'3") max x 3.03m (9'11") plus 0.45m (1'6") x 0.45m (1'6")

Shower Room

Bedroom 3 3.06m (10') x 3.00m (9'10") max plus 0.35m (1'2") x 0.35m (1'2")

Viewer's Note:

Services connected: Water, Gas, Electric and plumbing
Council tax band: C
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A