PAUL CARR Estate Agents Sales & Lettings

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Berwyn Grove, Cheslyn Hay
Walsall, WS6 7DW

Offers Over £240,000

SOUGHT-AFTER SETTING, EXCITING POTENTIAL – A DETACHED BUNGALOW TO MAKE YOUR OWN! An exciting opportunity to make a home your own, this two-bedroom detached bungalow on Berwyn Grove combines a sought-after Cheslyn Hay location with generous living space, driveway parking and an established rear garden. Requiring modernisation, it offers an appealing opportunity for buyers seeking an attractively priced bungalow with scope to update and personalise to their own taste. Set behind a lawned front garden and block-paved driveway, the property is approached through an entrance porch leading into the central hallway. The living accommodation is a particular highlight. A generously proportioned lounge opens through to a defined dining area, creating a sociable space for everyday living and entertaining. Sliding patio doors from the lounge overlook and open onto the rear garden, bringing natural light into the room and providing a pleasant connection to the outside. The kitchen currently offers a range of traditional wall and base units, worktop space and a window above the sink. It provides an excellent starting point for buyers wishing to introduce a kitchen of their own choosing. A separate utility room adds valuable practical space, with external access and a connecting door into the garage. Both bedrooms are positioned towards the front of the bungalow, away from the main living accommodation. The principal bedroom features fitted storage, while the second offers flexibility as a guest bedroom, study or hobby room. A shower room completes the accommodation. Outside, the rear garden offers a generous lawn, established shrubs and hedging, a paved seating area and an existing greenhouse. There is plenty of opportunity for keen gardeners to make their mark or simply enjoy an established outdoor space. The driveway provides off-road parking and leads to a particularly useful garage, measuring approximately 7.62 metres in length. Cheslyn Hay offers village shops, places to eat, a library and a leisure centre with swimming and fitness facilities, alongside opportunities for local walks. Landywood railway station provides an additional transport option, with services towards Walsall. With its detached setting, versatile layout and clear potential for improvement, this bungalow deserves consideration from anyone looking to create a home tailored to their needs in this desirable village location. Contact Paul Carr Estate Agents, Great Wyrley, to arrange your viewing and appreciate the space and possibilities on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, Electricity, mains drainage, water

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

or via greatwyrley@paulcarrestateagents.co.uk



Porch 1.40m (4'7") x 0.86m (2'10")

Entrance Hall 1.75m (5'9") x 1.42m (4'8")

Bathroom 1.93m (6'4") x 1.63m (5'4")

Bedroom 3.35m (11') x 3.07m (10'1")

Bedroom 3.86m (12'8") x 2.57m (8'5")

Kitchen 2.87m (9'5") x 2.57m (8'5")

Utility 2.46m (8'1") x 2.41m (7'11")

Living Room 4.90m (16'1") x 3.28m (10'9")

Dining Area 2.44m (8') x 2.21m (7'3")

Garage 7.62m (25') x 2.36m (7'9")







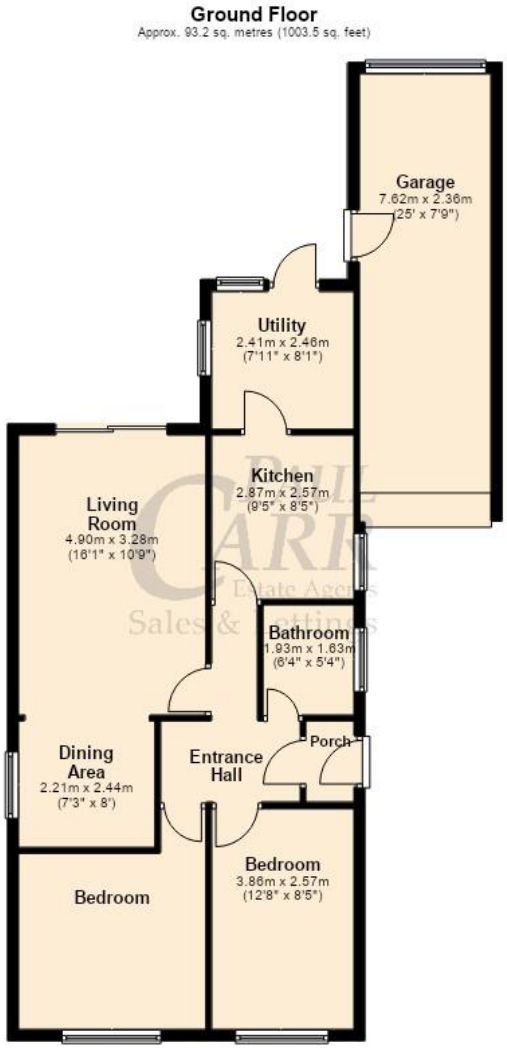






Floor Plan

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



Total area: approx. 93.2 sq. metres (1003.5 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: 21st October 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.