

# Connells

Westbourne Avenue Cheslyn Hay, Walsall

# Westbourne Avenue Cheslyn Hay, Walsall, WS6 7DF





### **Entrance Hallway**

Having a double glazed entrance, door double glazed windows, radiator, ceiling light point, storage cupboard, laminate flooring and doors to living room, bedrooms and shower room

# Lounge

#### 10' 7" x 10' 8" ( 3.23m x 3.25m )

Having a double glazed window to the rear aspect, radiator, ceiling light point, carpeted flooring and door to kitchen

## **Kitchen**

#### 7' 8" x 8' 8" (2.34m x 2.64m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, electric oven with gas hobs and extractor over, tiled splash-backs, space for appliances, ceiling light point, tiled flooring, space for dining furniture and a double glazed window to the rear aspect

# Bedroom 1

9'9" x 10'9" (2.97m x 3.28m)

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

# Bedroom 2

#### 12' 8" x 8' 7" ( 3.86m x 2.62m )

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

# **Shower Room**

Having a double glazed window to the side aspect, WC, wash hand basin, shower cubicle, hand rail, radiator, ceiling light point and tiled walls & flooring

#### Outside

#### Front

Having a tarmac driveway suitable for multiple vehicles, gravel bed with a variety of shrubs, gated access to the side entrance door, garage and rear garden

#### Rear

Having a concrete patio area, laid to lawn and a variety of plants, shrubs and bushes

#### Garage

Having power, lighting and up & over door

# Land Registry

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.











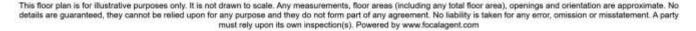






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To view this property please contact Connells on

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**EPC Rating: C** 

Tenure: Freehold





view this property online connells.co.uk/Property/CNK106816

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