



Connells

Salters Meadow
Cheslyn Hay, Walsall



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this beautiful TWO BEDROOM SEMI DETACHED property located in Cheslyn Hay, Walsall. A TRULY WONDERFUL property presented to a high standard throughout - MAKE THIS YOUR NEXT MOVE!

To the Ground Floor the property briefly comprises of an entrance hall leading to the living room, kitchen / diner and guest WC. Finished to a high standard throughout with the kitchen coming fully fitted with modern units and integrated appliances for a sleek and orderly finish. Also having double glazed french doors opening onto the garden allowing an influx of natural lighting to the property.

To the First Floor having TWO bedrooms and a modern bathroom.

Externally benefiting from having off road parking for multiple vehicles and an enclosed rear garden ideal for entertaining.

Located in a desirable village within walking distance of amenities, small local businesses whilst sitting close to both Primary and Secondary schools. The location provides excellent commuter benefits to the A34, M6 and M6 toll linking the midlands motorway network and is only a stones throw away from Landywood Train Station.

Ground Floor

Entrance Hall

Having a composite front entrance door, herringbone oak flooring, ceiling light point, doors to living room, kitchen and Guest WC.

Living Room

12' 4" x 14' 3" max (3.76m x 4.34m max)

Having herringbone oak flooring, ceiling light point, radiator, feature media wall, stairs to first floor, door to storage cupboard, double glazed windows to the front and side aspects.

Kitchen / Diner

12' 2" x 11' 8" (3.71m x 3.56m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, integrated eye-level oven, four ring gas hob with stainless steel splashback and extractor hood above, space and plumbing for appliances, space for American style fridge / freezer, under cabinet spotlights, ceiling spotlights, radiator, space for dining furniture, double glazed windows to the rear and side aspects with double glazed french doors to the rear.

Guest WC

Having a WC, hand wash basin with storage below, tiled splashbacks, radiator, ceiling light point, laminate flooring.

First Floor

Landing

Having carpeted flooring, ceiling light point, radiator, doors to bedrooms and bathroom, double glazed window to the front aspect.

Bedroom 1

12' 4" x 10' 8" (3.76m x 3.25m)

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

Bedroom 2

6' 2" x 10' 4" max (1.88m x 3.15m max)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the side aspect.

Bathroom

Having a WC, hand wash basin, bathtub with shower above with glass shower screen, fully tiled walls, laminate flooring, ceiling light point, radiator, double glazed windows to the front and side aspects.

Outside

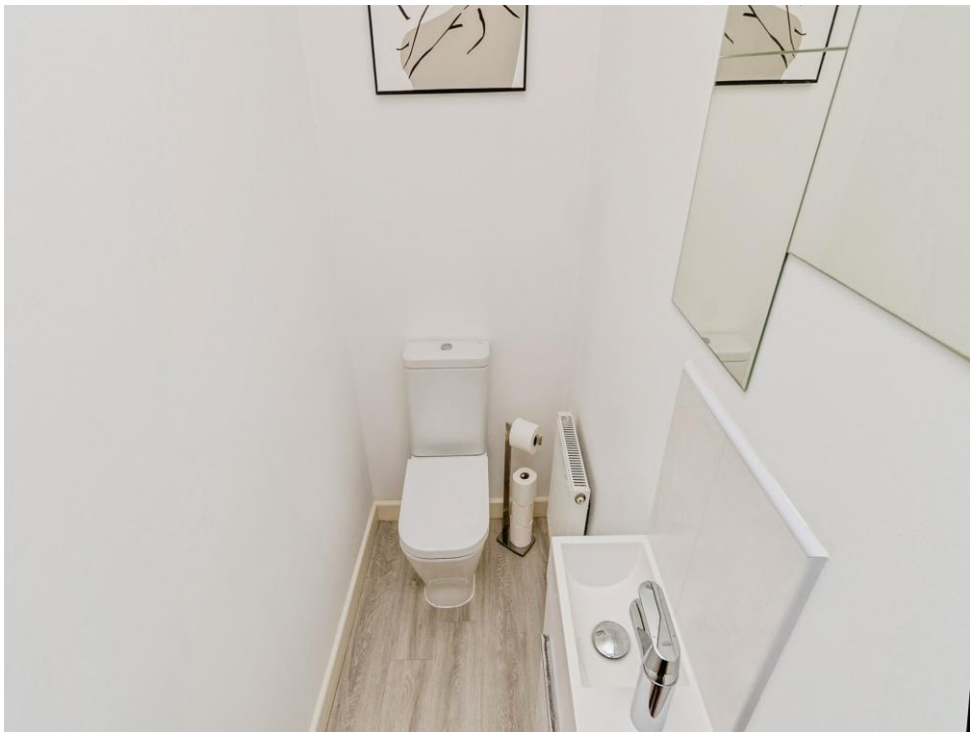
Front

Being a corner plot with small laid to lawn area in front of the property with driveway parking to the rear.

Rear

Being an enclosed rear garden with patio area and central laid to lawn area with gated access to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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10-12 Wolverhampton Road
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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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