



Keable Homes Ltd
Sales & Lettings

Frensham Close

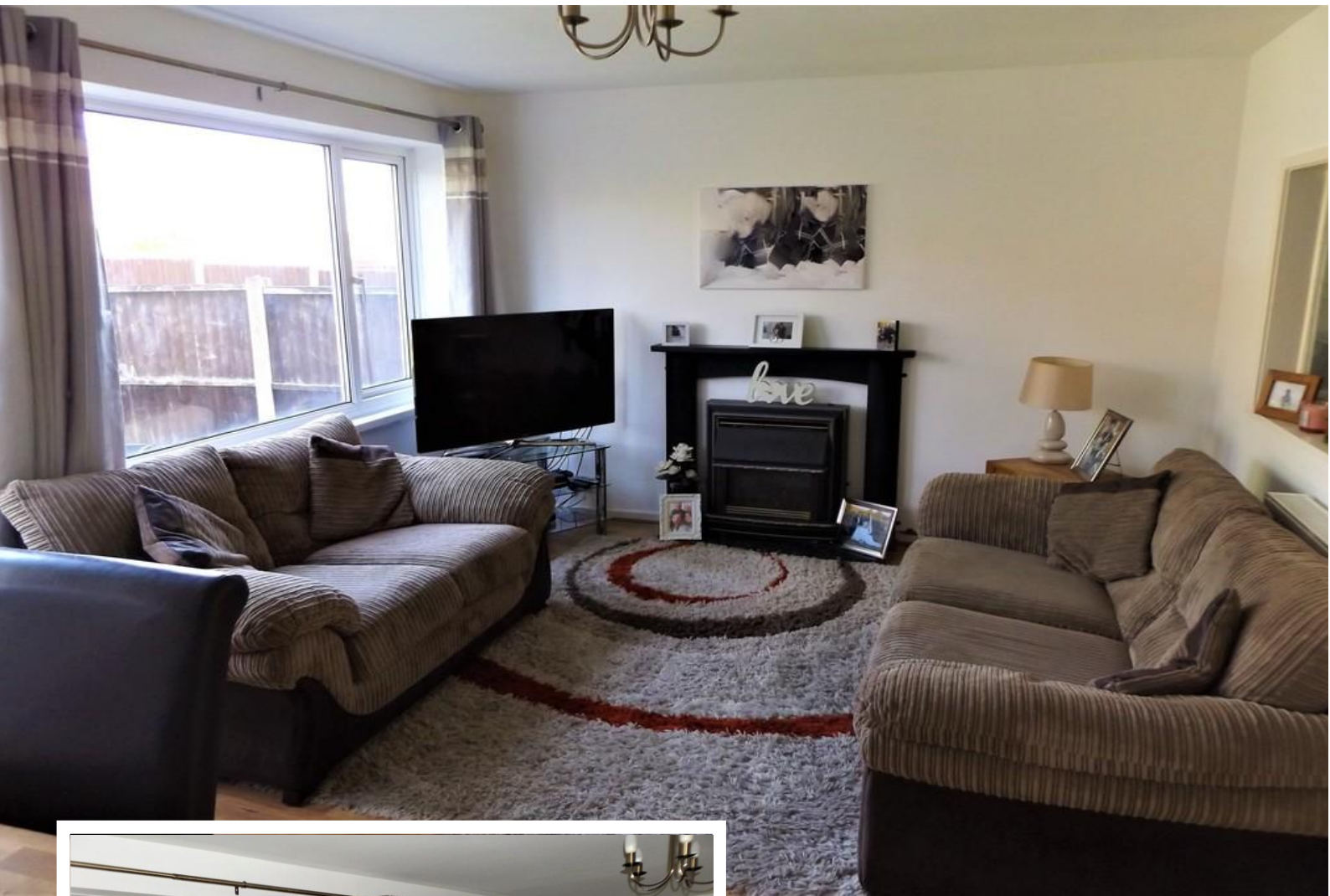
Cheslyn Hay, Walsall, WS6 7DL

- THREE BEDROOMS
- LARGE THROUGH HALL & LANDING
- HUGE MASTER BEDROOM
- FAMILY BATHROOM

Asking Price Of £185,000

EPC Rating '58'





Property Description

Keable Homes are thrilled to present this three bedroom semi-detached family home in a quiet cul-de-sac in popular Cheslyn Hay. The property briefly comprises of a large lounge diner, kitchen, large hallway, three bedrooms and family bathroom. To the rear is a revamped private rear garden with side access, to the front a garage and driveway for two vehicles. Ideally located, the property is in catchment for the best local schools and sits a short drive from the M6 motorway, M6 Toll road and is within walking distance to local shops and amenities. Having undergone some renovation, there is still the scope for new owners to put their own stamp on the property. This will make a fantastic family home or first time buy.

APPROACHED VIA -

tarmacadam driveway with mature shrubs to the side provides access to the garage via an up and over door, and access to the property. A UPVC double glazed front door provides access into:



THROUGH HALLWAY

(5.21m x 2.01m) - with laminated flooring to hall & newly fitted carpet to stairs, central heating radiator, ceiling and wall light points and telephone point. The hallway provides access to the living room and kitchen as well as stairs leading up to the first floor and a large, under stairs storage cupboard.



KITCHEN

(2.91m x 2.74m) - with a range of wall and base units with laminated work surfaces over, there is a composite sink and a half with drainer and mixer tap over, an integral gas hob, electric oven and extractor hood. Below the work surfaces there is space for a fridge, freezer and washing machine. There is a large storage cupboard, and to the side is a frosted UPVC window and a door out to the side of the property. There is a large internal window overlooking the living room, providing extra sunlight into the room. The flooring is ceramic tiled, and there are tiled splashbacks behind the work tops.



LOUNGE DINER

(4.94 x 3.37m) - a large, bright room with UPVC double glazed windows running across the rear wall overlooking the garden. The flooring is laminated and there is a ceiling light point, central heating radiator and a feature fire surround housing a gas fire. The room offers ample space for a large dining table as well as large living room sofas.

TO THE FIRST FLOOR:



LANDING

(3.04m x 2.00m) - max measurements show this is a good sized space with access to all three bedrooms, the family bathroom and the loft space. The loft hatch has a pull down cover with loft ladders. There is a large, useful storage cupboard. The room is carpeted and has a ceiling light point.

MASTER BEDROOM

(4.94m x 3.53m) - a very large double room with two UPVC double glazed windows stretched across the rear of the property, making it a light and bright bedroom. The room has been recently refurbished with replastering, new carpets and décor as well as new woodwork. There is a central heating radiator and ceiling light point.

BEDROOM TWO

(3.12m x 2.47m) - being a further double room with carpeted flooring, a central heating radiator, UPVC



double glazed window overlooking the front and a ceiling light point.

BEDROOM THREE

(2.95m x 2.34m) - measured to incorporate a useful built in wardrobe, this single room has UPVC double glazed window to the front and has also been refurbished having been newly plastered and decorated with carpeted flooring, a central heating radiator and a ceiling light point.



FAMILY BATHROOM

(2.02m x 1.92m) - with a frosted UPVC double glazed window overlooking the side and tiled flooring and fully tiled walls. The suite comprises of a panelled bath with electric shower over and glass screen, a low level WC and a pedestal hand wash basin. There is a central heating radiator and a ceiling light point.

TO THE REAR -

the garden was re-vamped by the current owners to provide a low maintenance, flat lawn and a small patio area. The garden is fully enclosed by fencing and is private with a gate providing side access through to the front of the property.

We highly recommend an early viewing on this property. Due to the size, location and school catchment area, we don't expect it to be around for long!

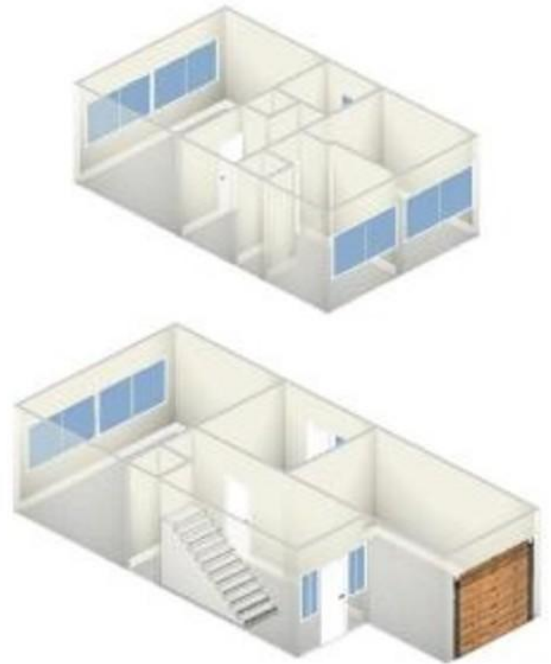




Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 58 | 85 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | 55 | 85 |
| | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements