



Webbs

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Hill Street | Cheslyn Hay, Walsall | WS6 7HR

Offers In The Region Of £315,000

 **Webbs**  
estate agents

## Summary

**\*\* SIMPLY STUNNING \*\* FOUR BEDROOMS \*\* ENVIABLE OPEN PLAN KITCHEN DINER AND FAMILY AREA \*\* TRADITIONAL DOUBLE FRONTED DETACHED \*\* EXCELLENT SCHOOL CATCHMENTS \*\* REFITTED MODERN BATHROOM \*\* TW RECEPTION ROOMS \*\* ENCLOSED REAR GARDEN \*\* UTILITY \*\* VERY WELL PRESENTED \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a very well presented and improved traditional detached double-fronted home, set within excellent school catchments, ideal for transport links, local shops and amenities in a village setting.

In brief consisting of entrance, the first reception room has doors to the stunning sitting room with feature fireplace having a log burning fire, and the stunning open plan kitchen diner with bi-folding doors opening onto the patio seating area and garden, the guest WC and utility room completes the ground floor accommodation.

On the first floor there are four generous bedrooms and a refitted family bathroom, externally the property has an enclosed private rear garden with a large patio and outdoor entertaining area, VIEWING ESSENTIAL to fully appreciate the property on offer.

## Key Features

- DOUBLE FRONTED TRADITIONAL DETACHED
- WELL PRESENTED
- EXCELLENT SCHOOL CATCHMENTS
- REFITTED FAMILY BATHROOM
- VIEWING ADVISED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- ENVIABLE KITCHEN DINER/FAMILY ROOM
- IDEAL FOR TRANSPORT LINKS

## Rooms and Dimensions

### DRAFT DETAILS

#### ENTRANCE

#### RECEPTION ROOM

12'0" x 10'11" max measurements (3.66 x 3.33 max measurements )

#### SECOND RECEPTION ROOM WITH LOG BURNER

12'0" x 10'0" (3.66 x 3.05)

#### ENVIABLE KITCHEN DINER/FAMILY ROOM

21'5" x 9'11" (6.53 x 3.047)

#### GUEST WC AND UTILITY ROOM

#### LANDING

#### BEDROOM ONE

12'1" x 9'11" (3.696 x 3.047)

#### BEDROOM TWO

12'0" x 10'0" (3.68 x 3.07)

#### BEDROOM THREE

11'10" x 10'0" (3.61 x 3.07)

#### BEDROOM FOUR

10'11" x 5'9" (3.337 x 1.773)

#### REFITTED FAMILY BATHROOM

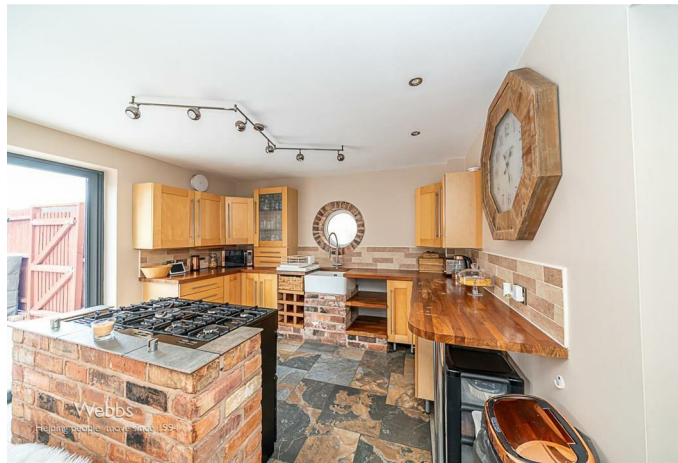
13'10" x 5'9" (4.241 x 1.776)

#### ENCLOSED REAR GARDEN

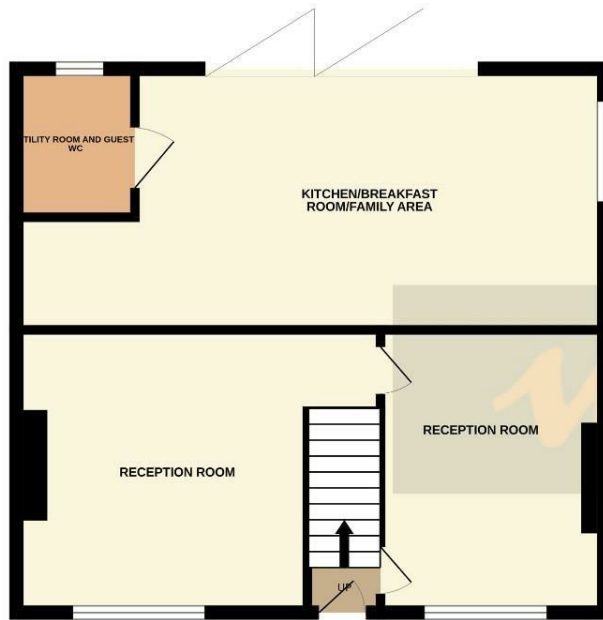
**FOR A VIEWING PLEASE CALL 01543 468846**

**Identification checks - C**





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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