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Swan Close | Walsall | WS6 7LF

Offers Over £220,000

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estate agents

Summary

** DESIRABLE LOCATION WITH EXCELLENT SCHOOL CATCHMENTS ** THREE BEDROOMS ** MODERN OPEN PLAN KITCHEN DINER ** CONSERVATORY ** EXCELLENT TRANSPORT LINKS ** CLOSE TO LOCAL SHOPS AND AMENITIES ** MODERN BATHROOM ** AMPLE OFF ROAD PARKING ** ENCLOSED REAR GARDEN ** QUIET LOCATION ** VIEWING ADVISED **

Webbs Estate Agents are pleased to offer for sale a three-bedroom home in the desirable location of Cheslyn Hay, within excellent school catchments, ideal for local shops, amenities, and having excellent transport links via road and rail.

In brief consisting of entrance, spacious lounge, modern open plan kitchen diner with an opening into the conservatory.

To the first floor there are three bedrooms and a modern shower room, externally the property has front and rear gardens with double gated access, and ample off-road parking VIEWING ADVISED

Key Features

- POPULAR LOCATION
- EXCELLENT SCHOOL CATCHMENTS
- FRONT AND REAR GARDENS
- CONSERVATORY
- EXCELLENT TRANSPORT LINKS
- THREE BEDROOMS
- SPACIOUS LOUNGE
- MODERN OPEN PLAN KITCHEN DINER
- MODERN SHOWER ROOM
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

LOUNGE

12'9" x 10'2" (3.89m x 3.12m)

MODERN KITCHEN DINER

14'2" x 10'0" (4.34m x 3.05m)

CONSERVATORY

10'0" x 8'2" (3.07m x 2.51m)

LANDING

BEDROOM ONE

12'4" max 11'3" min x 8'5" (3.78m max 3.43m min x 2.57m)

BEDROOM TWO

8'5" x 8'2" (2.59m x 2.51m)

BEDROOM THREE

8'7" x 5'6" (2.62m x 1.70m)

MODERN REFITTED SHOWER ROOM

ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES

Identification checks - C







While 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 misstatement. 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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Rating - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>	<p>83</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-35 tCO₂/year A</p> <p>35-50 tCO₂/year B</p> <p>50-65 tCO₂/year C</p> <p>65-80 tCO₂/year D</p> <p>80-100 tCO₂/year E</p> <p>100-125 tCO₂/year F</p> <p>125-150 tCO₂/year G</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>