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Merrill Close | Walsall | WS6 7BQ

£270,000

 Webbs
estate agents

Summary

** HIGHLY DESIRABLE LOCATION ** THREE BEDROOMS ** CORNER PLOT ** EXCELLENT SCHOOL CATCHMENTS ** CONSERVATORY ** GARAGE, DRIVEWAY AND CARPORT ** TWO RECEPTION ROOMS ** SHOWER ROOM ** ENCLOSED REAR GARDEN ** MAJOR TRANSPORT LINKS VIA ROAD AND RAIL ** VIEWING ADVISED **

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

In brief consisting of an entrance, lounge with an opening to the dining area with patio doors opening onto the rear garden, the kitchen has a range of wall and floor units with an external door to the conservatory at the side of the property.

To the first floor, there are three bedrooms and a shower room, externally the property has a well-stocked mature rear, side and front garden, with ample off-road parking provided by driveway and garage at the rear, front-drive and carport.

EARLY VIEWING ADVISED

Key Features

- DESIRABLE LOCATION
- EXCELLENT SCHOOL CATCHMENTS
- SPACIOUS LOUNGE
- MATURE WELL STOCKED REAR AND SIDE GARDENS
- GARAGE, DRIVEWAY AND CARPORT
- THREE BEDROOMS
- CONSERVATORY
- LINK DETACHED
- EXCELLENT TRANSPORT LINKS
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE

LOUNGE

16'7" x 11'8" (5.069 x 3.562)

DINING ROOM

9'0" x 7'2" (2.759 x 2.199)

KITCHEN

8'11" x 7'2" (2.732 x 2.195)

CONSERVATORY

10'9" x 7'8" (3.301 x 2.352)

LANDING

BEDROOM ONE

14'7" into wardrobe x 9'0" (4.461 into wardrobe x 2.744)

BEDROOM TWO

8'10" x 8'6" (2.715 x 2.601)

BEDROOM THREE

8'6" x 5'7" (2.606 x 1.717)

SHOWER ROOM

5'10" x 5'4" (1.781 x 1.639)

GARAGE TO THE REAR

18'1" x 8'2" (5.531 x 2.510)

ENCLOSED REAR GARDEN

CARPORT AND DRIVEWAY

COAL MINING

CONNECTIVITY:

PARKING

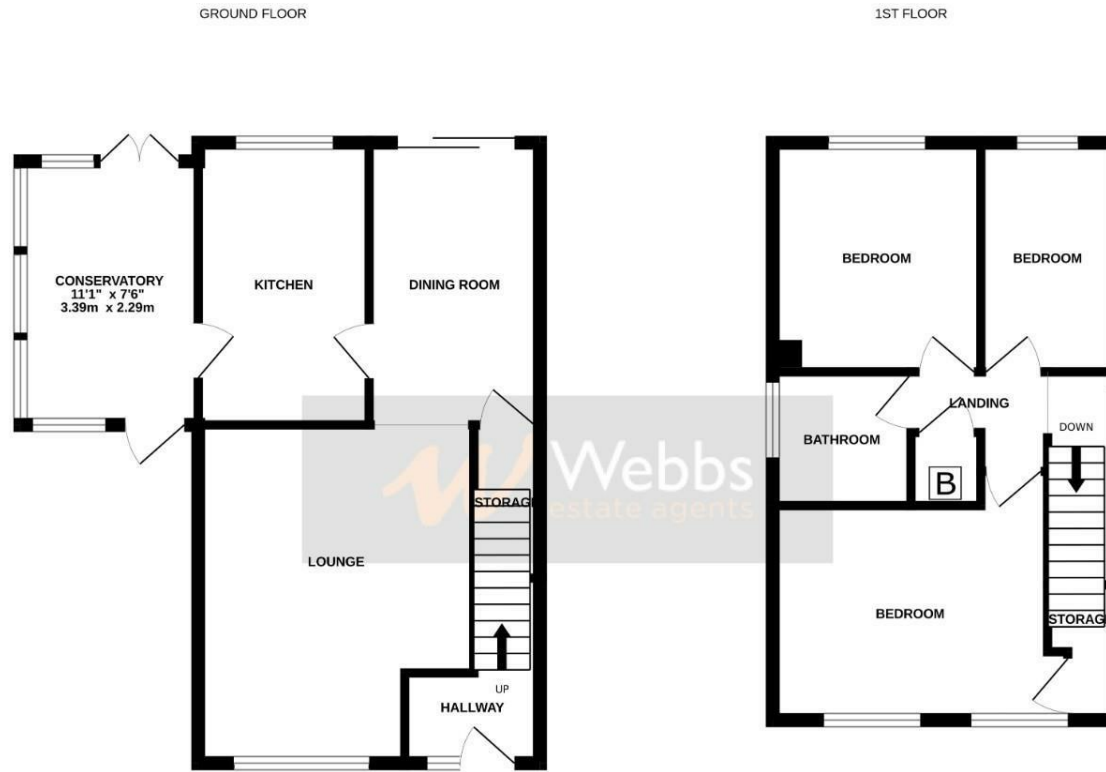
PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES







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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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 Annual Energy Costs</p> <p>10000 A</p> <p>10500 B</p> <p>10900 C</p> <p>11400 D</p> <p>11900 E</p> <p>12400 F</p> <p>12900 G</p>	<p>80</p>	<p>Key Annual CO₂ emissions</p> <p>10000 A</p> <p>10500 B</p> <p>11000 C</p> <p>11500 D</p> <p>12000 E</p> <p>12500 F</p> <p>13000 G</p>	<p>80</p>
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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