



Webbs

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Westbourne Avenue | Cheslyn Hay, Walsall | WS6 7DH

£310,000

 Webbs
estate agents

Summary

**** ENVIABLE PLOT ** FOUR BEDROOMS ** LARGE LOUNGE ** DINING ROOM ** BREAKFAST KITCHEN ** EXCELLENT SCHOOL CATCHMENTS ** AMPLE OFF ROAD PARKING ** EN-SUITE TO GROUND FLOOR BEDROOM ** EXCELLENT TRANSPORT LINKS VIA ROAD AND RAIL ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious detached home in the popular location of Cheslyn Hay, excellent school catchments, transport links and local shops and amenities all within walking distance.

In brief consisting of entrance hallway, large lounge, dining room with views over the garden, the breakfast kitchen has external door to the rear garden, the ground floor bedroom has an en-suite shower room.

To the first floor there are three bedrooms and family bathroom, externally the property has a private enclosed rear garden with gated access to the large front driveway providing ample off road parking.

VIEWING IS THE ONLY WAY FULLY TO APPRECIATE THE PROPERTY, PLOT AND LOCATION ON OFFER.

Key Features

- DETACHED HOUSE ON ENVIABLE PLOT
- BREAKFAST KITCHEN
- 3 FURTHER BEDROOMS
- AMPLE PARKING
- VIEWING RECOMMENDED
- SPACIOUS LOUNGE
- GROUND FLOOR BEDROOM WITH EN-SUITE
- BATHROOM
- REAR GARDEN
- EXCELLENT TRANSPORT LINKS

Rooms and Dimensions

PORCH

HALLWAY

LOUNGE

24'2" x 10'9" (7.388m x 3.283m)

DINING ROOM

10'7" x 8'10" (3.237m x 2.702m)

KITCHEN

21'6" x 7'3" (6.562m x 2.228m)

GROUND FLOOR BEDROOM

14'6" x 7'4" (4.438m x 2.243m)

EN-SUITE

6'10" max x 6'10" max (2.108m max x 2.103m max)

LANDING

BEDROOM 2

10'11" x 10'5" max (3.346m x 3.187m max)

BEDROOM 3

11'0" x 10'5" (3.364m x 3.185m)

BEDROOM 4

6'10" x 6'5" (2.101m x 1.965m)

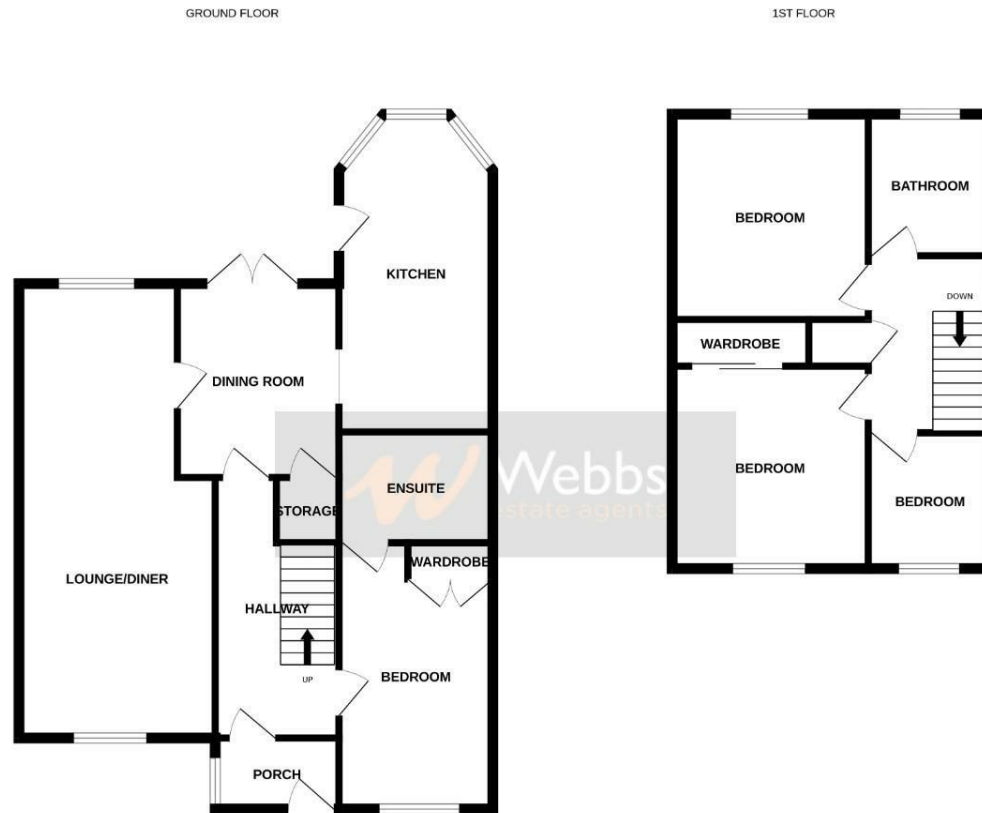
BATHROOM

6'5" x 6'5" (1.956m x 1.956m)

Identification checks - C







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
Energy Efficiency Rating: A 100-105 kWh/m ² /year 105-110 kWh/m ² /year 110-115 kWh/m ² /year 115-120 kWh/m ² /year 120-125 kWh/m ² /year 125-130 kWh/m ² /year 130-135 kWh/m ² /year 135-140 kWh/m ² /year 140-145 kWh/m ² /year 145-150 kWh/m ² /year 150-155 kWh/m ² /year 155-160 kWh/m ² /year 160-165 kWh/m ² /year 165-170 kWh/m ² /year 170-175 kWh/m ² /year 175-180 kWh/m ² /year 180-185 kWh/m ² /year 185-190 kWh/m ² /year 190-195 kWh/m ² /year 195-200 kWh/m ² /year 200-205 kWh/m ² /year 205-210 kWh/m ² /year 210-215 kWh/m ² /year 215-220 kWh/m ² /year 220-225 kWh/m ² /year 225-230 kWh/m ² /year 230-235 kWh/m ² /year 235-240 kWh/m ² /year 240-245 kWh/m ² /year 245-250 kWh/m ² /year 250-255 kWh/m ² /year 255-260 kWh/m ² /year 260-265 kWh/m ² /year 265-270 kWh/m ² /year 270-275 kWh/m ² /year 275-280 kWh/m ² /year 280-285 kWh/m ² /year 285-290 kWh/m ² /year 290-295 kWh/m ² /year 295-300 kWh/m ² /year 300-305 kWh/m ² /year 305-310 kWh/m ² /year 310-315 kWh/m ² /year 315-320 kWh/m ² /year 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kWh/m ² /year 550-555 kWh/m ² /year 555-560 kWh/m ² /year 560-565 kWh/m ² /year 565-570 kWh/m ² /year 570-575 kWh/m ² /year 575-580 kWh/m ² /year 580-585 kWh/m ² /year 585-590 kWh/m ² /year 590-595 kWh/m ² /year 595-600 kWh/m ² /year 600-605 kWh/m ² /year 605-610 kWh/m ² /year 610-615 kWh/m ² /year 615-620 kWh/m ² /year 620-625 kWh/m ² /year 625-630 kWh/m ² /year 630-635 kWh/m ² /year 635-640 kWh/m ² /year 640-645 kWh/m ² /year 645-650 kWh/m ² /year 650-655 kWh/m ² /year 655-660 kWh/m ² /year 660-665 kWh/m ² /year 665-670 kWh/m ² /year 670-675 kWh/m ² /year 675-680 kWh/m ² /year 680-685 kWh/m ² /year 685-690 kWh/m ² /year 690-695 kWh/m ² /year 695-700 kWh/m ² /year 700-705 kWh/m ² /year 705-710 kWh/m ² /year 710-715 kWh/m ² /year 715-720 kWh/m ² /year 720-725 kWh/m ² /year 725-730 kWh/m ² /year 730-735 kWh/m ² /year 735-740 kWh/m ² /year 740-745 kWh/m ² /year 745-750 kWh/m ² /year 750-755 kWh/m ² /year 755-760 kWh/m ² /year 760-765 kWh/m ² /year 765-770 kWh/m ² /year 770-775 kWh/m ² 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