



Westbourne Avenue | Cheslyn Hay, Walsall | WS6 7DH

Offers Over £300,000



## 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)

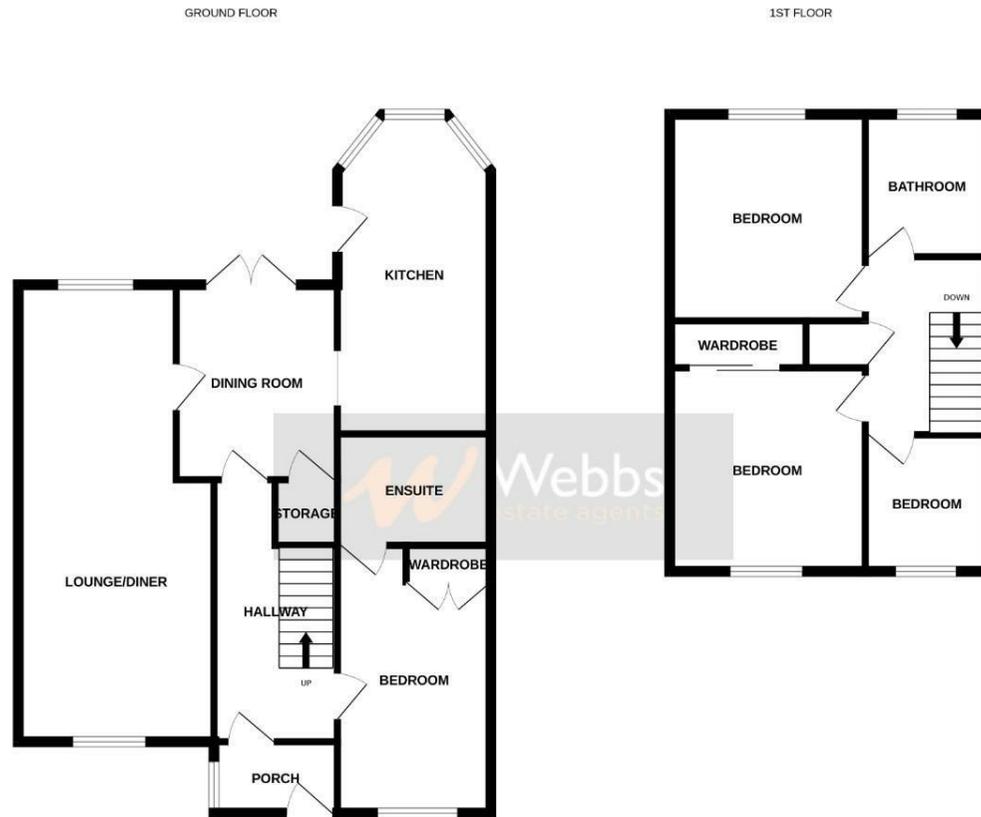
### BATHROOM

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: 77 Energy Efficiency Band: B Energy Efficiency Range: 105-110 (B) to 125-130 (F)		Environmental Impact (CO <sub>2</sub> ) Rating: 77 Environmental Impact Band: B Environmental Impact Range: 105-110 (B) to 125-130 (F)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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