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Mitre Road | Walsall | WS6 7HL

Offers In The Region Of £229,995

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Summary

**** DESIRABLE LOCATION ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** KITCHEN DINER ** LANDSCAPED REAR GARDEN ** BATHROOM WITH SEPERATE WC ** EXCELLENT SCHOOL CATCHMENTS ** LARGE BLOCK PAVED DRIVEWAY ** CLOSE TO LOCAL SHOPS AND AMENITIES ** CONSERVATORY ** EARLY VIEWING ADVISED ****
Webbs Estate Agents are pleased to offer for sale a spacious well-presented home in the highly desirable location of Cheslyn Hay, offering excellent schools, transport links, local shops and amenities.

In brief consisting of an entrance hallway, dining room with opening into the spacious lounge with French doors to the patio seating area and rear garden, a spacious breakfast kitchen with some integrated appliances, the property has a conservatory/sun room.

To the first floor there are three generous bedrooms, family bathroom and a separate WC, externally the property has an enclosed rear garden mainly laid to lawn with mature borders and a paved patio seating area, a large block paved driveway offers ample off-road parking.

EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT

Key Features

- WELL PRESENTED AND SPACIOUS HOME
- LARGE LOUNGE
- ENCLOSED REAR GARDEN
- CONSERVATORY/SUN ROOM
- BLOCK PAVED DRIVEWAY
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- BREAKFAST KITCHEN
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

DINING ROOM

BREAKFAST KITCHEN

CONSERVATORY/SUN ROOM

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GUEST WC

ENCLOSED REAR GARDEN

BLOCK PAVED DRIVEWAY





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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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 |
| Best Available Market - Best Energy Costs 100-120 kWh/m ² /year 120-135 kWh/m ² /year 135-150 kWh/m ² /year 150-170 kWh/m ² /year 170-200 kWh/m ² /year 200+ kWh/m ² /year | A B C D E F G | 100-120 g/m ² /year 120-140 g/m ² /year 140-160 g/m ² /year 160-180 g/m ² /year 180-200 g/m ² /year 200-220 g/m ² /year 220-250 g/m ² /year | A B C D E F G |
| 70 75 80 85 90 95 100 | 83 | 70 | 83 |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |