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**Rosewood Park | Chelsyn Hay, Walsall | WS6 7HD**

**Offers In Excess Of £525,000**

 **Webbs**  
estate agents

## Summary

**\*\* WOW \*\* SHOWHOME STANDARD THROUGHOUT \*\* EXECUTIVE DETACHED FAMILY HOME \*\* SOUGHT-AFTER LOCATION \*\* INTERNAL VIEWING IS STRONGLY ADVISED \*\* GALLERY LANDING \*\* FOUR DOUBLE BEDROOMS \*\* FAMILY BATHROOM & ENSUITE SHOWER ROOM \*\* SPACIOUS LOUNGE \*\* FABULOUS OPENPLAN KITCHEN DINER \*\* BEAUTIFUL ORANGERY \*\* GUEST WC & UTILITY \*\* GENEROUS DRIVEWAY \*\* INTEGRAL GARAGE \*\* STUNNING LANDSCAPED GARDENS \*\***

Webbs Estate Agents have pleasure in offering this BEAUTIFULLY PRESENTED executive detached family home, in SHOWHOME STANDARD THROUGHOUT, situated on the desirable 'Marie Rose Development', in Chelsyn Hay Village. Being close to all local amenities, schools and bus routes. In brief comprising: a through hallway, guest WC, spacious lounge, FABULOUS kitchen diner with doors to STUNNING ORANGERY and utility room. Benefiting from underfloor heating to the downstairs with the exception of the lounge. On the first floor, the gallery landing leads to four double bedrooms with an ensuite shower room to the master and family bathroom. Externally there is a generous block paved driveway providing ample off-road parking, a garage and A STUNNING LANDSCAPED GARDEN.

## Key Features

- EXECUTIVE DETACHED FAMILY HOME
- INTERNAL VIEWING IS STRONGLY ADVISED
- FAMILY BATHROOM & ENSUITE
- FABULOUS OPENPLAN KITCHEN DINER
- GUEST WC & UTILITY
- SOUGHT AFTER LOCATION
- GALLERY LANDING & FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- BEAUTIFUL ORANGERY
- DRIVEWAY, GARAGE & GARDENS

## Rooms and Dimensions

### THROUGH HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

19'7" x 11'6" (5.97m x 3.53m)

### DINING ROOM

11'5" x 10'2" (3.50m x 3.12m)

### FABULOUS KITCHEN

17'4" x 11'5" (5.30m x 3.50m)

### ORANGERY

12'2" x 11'11" (3.73m x 3.64m)

### UTILITY

5'6" x 4'3" (1.70m x 1.32m)

### GALLERY LANDING

### BEDROOM ONE

11'5" x 10'2" (3.48m x 3.12m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

11'5" x 10'2" (3.50m x 3.12m)

### BEDROOM THREE

12'5" x 9'4" (3.79m x 2.87m)

### BEDROOM FOUR

13'0" x 8'5" (3.98m x 2.57m)

### FAMILY BATHROOM

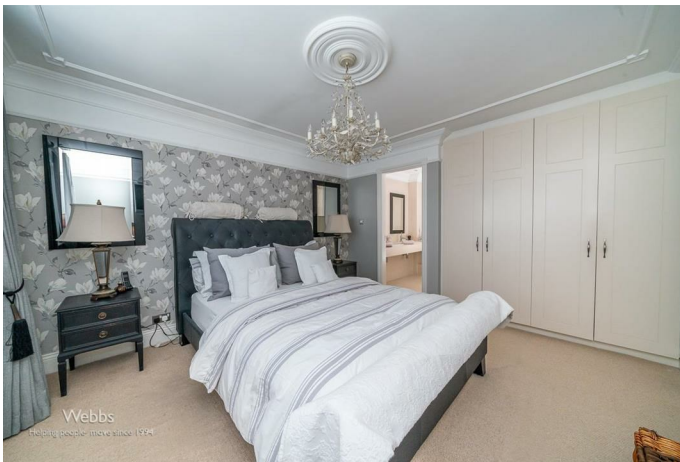
### GARAGE

### GENEROUS DRIVEWAY

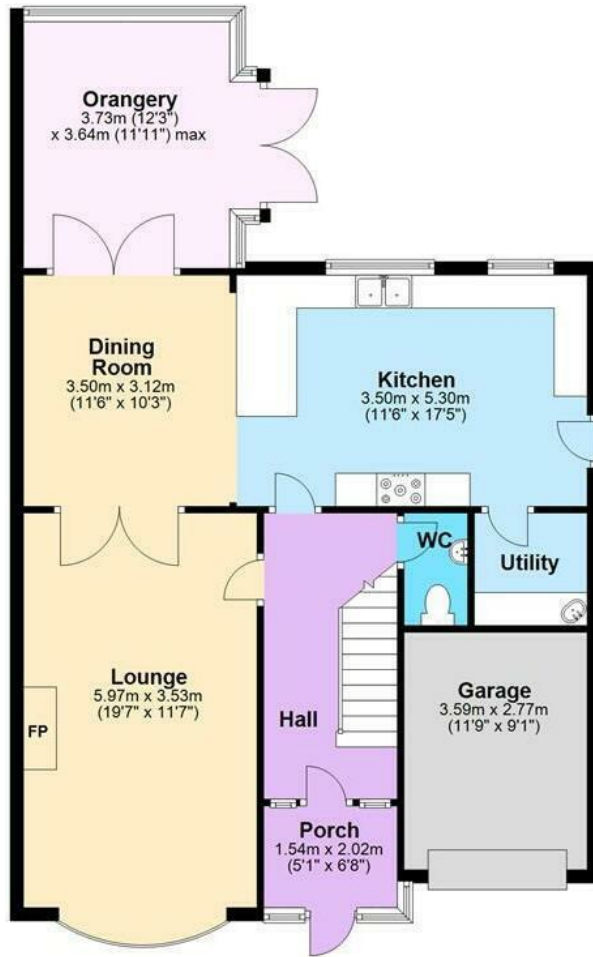
### STUNNING LANDSCAPED GARDENS

### Identification checks - C





### Ground Floor



### First Floor



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
82	82	69	69
Energy Efficiency Rating: 82 (A)		Environmental Impact (CO <sub>2</sub> ) Rating: 69 (B)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	