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Falcon Close | Cheslyn Hay, Walsall | WS6 7LJ

Open To Offers £285,000

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## Summary

\*\*\* VIEWING STRONGLY ADVISED \*\* MOTIVATED SELLER \*\* DOUBLE STOREY EXTENSION TO REAR \*\* GENEROUS REAR GARDEN \*\* NO UPWARD CHAIN \*\*\* DETACHED FAMILY HOME \*\*\* THREE BEDROOMS \*\*\* DRIVEWAY PARKING WITH GARAGE \*\*\* HIGHLY SOUGHT AFTER LOCATION IN A PRIVATE CUL-DE-SAC \*\*\* REFITTED BATHROOM \*\*\* SPAICOUS LOUNGE DINER \*\* EXTENDED KITCHEN DINER \*\* UTILITY ROOM \*\*

Webbs Estate Agents are pleased to bring to the market this three-bedroom EXTENDED detached house nestled in the sought-after neighborhood of Cheslyn Hay. Perfect for families or professionals seeking a comfortable and stylish living space. In brief, the property comprises; a porch, hallway, lounge, dining area, kitchen, utility and garage to the ground floor. On the first floor; three bedrooms and a family bathroom. Externally the property comprises driveway parking and a rear garden. This charming home offers a perfect blend of comfort and convenience. Schedule a viewing today to experience all that this wonderful property has to offer.

## Key Features

- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- SEPARATE LOUNGE DINER
- DRIVEWAY PARKING AND GARAGE
- DETACHED EXTENDED FAMILY HOME
- REAR DOUBLE STOREY EXTENSION
- REFITTED FAMILY BATHROOM
- KITCHEN AND UTILITY AREA
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Porch

### Entrance Hall

### Lounge

27'11" x 10'2" (8.53m x 3.12m)

### Dining Area

16'2" x 7'1" (4.95m x 2.18m)

### Kitchen

15'5" x 7'0" (4.72m x 2.14m)

### Utility Area

5'3" x 7'8" (1.61m x 2.35)

### Landing

### Bedroom One

7'0" x 11'10" (2.14m x 3.61m)

### Bedroom Two

13'11" x 7'10" (4.25m x 2.41m)

### Bedroom Three

13'11" x 5'9" (4.25m x 1.77m)

### Bathroom

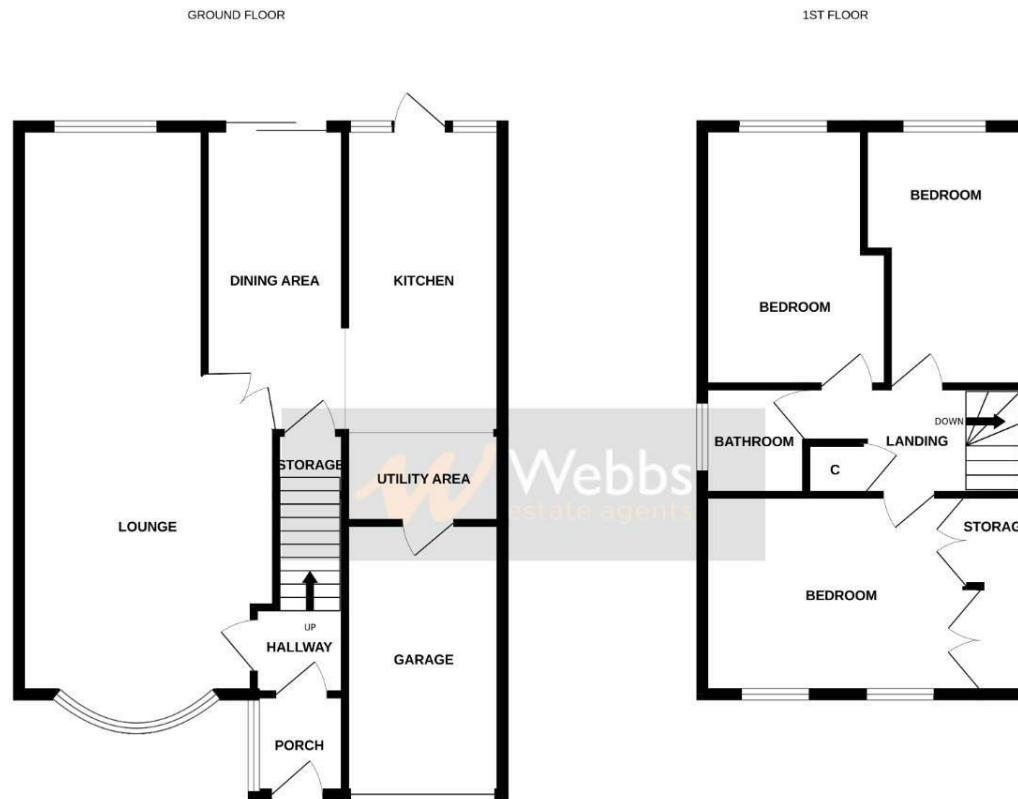
### Garage

11'5" x 7'8" (3.5m x 2.35m)

### Generous Rear Garden







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: 84 Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact: 84 Environmental Impact Scale: A (10-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), G (71-80)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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