



Quinton Avenue | Cheslyn Hay, Walsall | WS6 6LP

Open To Offers £315,000



## Summary

\*\* EXTENDED DETACHED BUNGALOW \*\* DECEPTIVELY SPACIOUS \*\* VIEWING ADVISED \*\* SOUGHT AFTER LOCATION \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* LOUNGE DINER \*\* DINING ROOM \*\* CONSERVATORY \*\* KITCHEN \*\* COURTYARD REAR GARDEN \*\* GENEORUS DRIVEWAY \*\* GARAGE \*\* POPULAR LOCATION \*\*

Webbs Estate Agents have pleasure in offering this lovely extended detached bungalow, situated in a popular location, being close to all local amenities. This deceptively spacious home briefly comprises an entrance hallway, lounge diner, dining room, conservatory, kitchen, three bedrooms and family bathroom. Externally there is a generous private driveway, garage, fore garden and secluded courtyard rear garden. VIEWING IS STRONGLY ADVISED

## Key Features

- EXTENDED BUNGALOW
- VIEWING ADVISED
- LOUNGE DINER
- CONSERVATORY
- GARDENS, DRIVEWAY & GARAGE
- DECEPTIVELY SPACIOUS
- THREE BEDROOMS & BATHROOM
- DINING ROOM
- KITCHEN
- POPULAR LOCATION

## Rooms and Dimensions

### L-SHAPED LOUNGE

19'1"max x 16'2" max (5.84mmax x 4.95m max)

### DINING ROOM

19'1" x 11'9" (5.84m x 3.6m )

### CONSERVATORY

8'0" x 10'2" (2.44m x 3.1m )

### KITCHEN

7'4" x 11'6" (2.24m x 3.53m)

### REAR HALLWAY

### BEDROOM ONE

10'5" x 11'3" (3.18m x 3.43m )

### BEDROOM TWO

7'6" x 10'11" (2.31m x 3.33m )

### BEDROOM THREE

8'11" x 6'9" (2.74m x 2.08m )

### FAMILY BATHROOM

### COURTYARD REAR GARDEN

### FRONT GARDEN

### GARAGE

17'4" x 9'4" (5.3m x 2.87m )

### GENEROUS DRIVEWAY





GROUND 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Buyer's average energy cost: <b>£12.00</b></p> <p>Energy Efficiency Rating: <b>A</b></p>		<p>Buyer's average CO<sub>2</sub> emissions: <b>18.00</b></p> <p>Environmental Impact (CO<sub>2</sub>) Rating: <b>A</b></p>	
<p>£12.00 <b>A</b></p> <p>£12.40 <b>B</b></p> <p>£12.80 <b>C</b></p> <p>£13.20 <b>D</b></p> <p>£13.60 <b>E</b></p> <p>£14.00 <b>F</b></p> <p>£14.40 <b>G</b></p>		<p>18.00 <b>A</b></p> <p>18.50 <b>B</b></p> <p>19.00 <b>C</b></p> <p>19.50 <b>D</b></p> <p>20.00 <b>E</b></p> <p>20.50 <b>F</b></p> <p>21.00 <b>G</b></p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

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