



Kestrel Way | Cheslyn Hay, Walsall | WS6 7LB

Offers In The Region Of £325,000



Summary

**** STUNNING EXTENDED AND REFURBISHED HOME ** THREE BEDROOMS ** REFITTED KITCHEN DINER AND FAMILY BATHROOM ** THREE RECEPTION ROOMS ** LANDSCAPED FRONT AND REAR GARDENS ** DETACHED GARAGE ** CONSERVATORY ** IN AND OUT DRIVEWAY ** ENVIABLE SIZED PLOT ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer a SIMPLY STUNNING link detached home extended and fully refurbished by its current owners.

In brief consisting of entrance porch and hall, modern lounge with opening into the refitted well equipped kitchen diner, conservatory, dining room, utility and guest WC.

To the first floor there are three bedrooms and a refurbished family bathroom, externally this property sits on an enviable sized plot with landscaped rear garden, in and out driveway with detached garage providing ample off road parking, excellent school catchments and transport links mean EARLY VIEWING WILL BE ESSENTIAL TO AVOID DISAPPOINTMENT.

Key Features

- STUNNING STUNNING STUNNING
- THREE BEDROOMS
- CONSERVATORY
- DETACHED GARAGE
- HIGHLY DESIRABLE LOCATION
- EXTENDED AND FULLY REFURBISHED
- THREE RECEPTION ROOMS
- ENVIABLE KITCHEN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

LOUNGE AREA

9'8 x 13'8 (2.95m x 4.17m)

MODERN KITCHEN DINER

14'4 x 9'9 (4.37m x 2.97m)

CONSERVATORY

13'2 x 8'5 (4.01m x 2.57m)

STUDY/DINING ROOM

7'3 x 11'4 (2.21m x 3.45m)

UTILITY ROOM

6'5 x 16'1 (1.96m x 4.90m)

GUEST WC

2'7 x 7'2 (0.79m x 2.18m)

LANDING

BEDROOM ONE

12'6 x 8'8 (3.81m x 2.64m)

BEDROOM TWO

8'8 x 8'9 (2.64m x 2.67m)

BEDROOM THREE

5'10 x 8'10 (1.78m x 2.69m)

REFITTED MODERN BATHROOM

5'6 x 5'11 (1.68m x 1.80m)

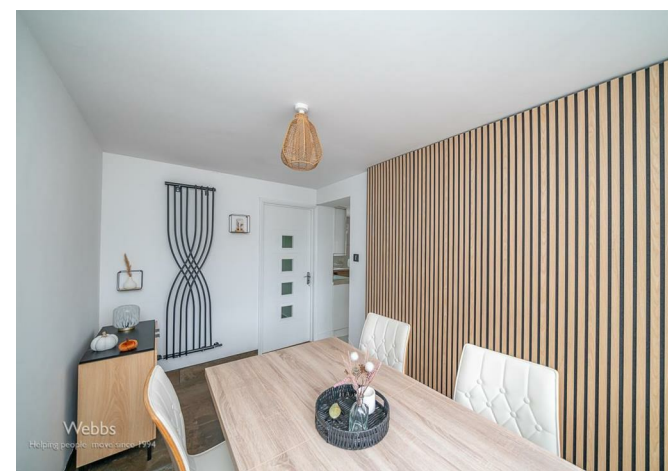
LARGE DETACHED GARAGE

14'9 x 14'7 (4.50m x 4.45m)

LANDSCAPED ENCLOSED REAR GARDEN

LARGE IN AND OUT DRIVEWAY

Identification checks - C







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁸
1187.47 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

