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Upper Landywood Lane | Cheslyn Hay, Walsall | WS6 7AU

Open To Offers £750,000

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estate agents



# Summary

\*\* NO CHAIN \*\* SOUGHT AFTER VILLAGE LOCATION \*\* DECEPTIVELY SPACIOUS \*\* SHOWHOME STANDARD THROUGHOUT \*\* INTERNAL VIEWING IS ESSENTIAL \*\* FOUR BEDROOMS \*\* THREE ENSUITES \*\* FAMILY BATHROOM \*\* THREE RECEPTION ROOMS \*\* STUNNING FAMILY KITCHEN \*\* GUEST WC \*\* UTILITY ROOM \*\* 1/4 ACRE OF GARDENS \*\* TWO DRIVEWAYS \*\* VIEWING ADVISED \*\*

Webbs Estate Agents are pleased to offer for sale this immaculately presented four-bedroom detached family home, situated in a highly sought-after village location, being close to all local amenities and good schools. This lovely home is set on a large plot which is approximately ¼ of an acre in size. Standout features include: reception hallway, lounge, spacious kitchen, sitting/dining room, sitting/play room, utility and guest WC. On the top floor, the landing leads to four bedrooms, three en-suites and a family bathroom. Externally there is a LARGE private secluded rear garden and two driveways with parking for numerous vehicles. The vendor has advised there is planning permission for both a single and double garage.

# Key Features

- NO ONWARD CHAIN
- SOUGHT AFTER SEMI RURAL LOCATION
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- 1/4 ACRE OF GARDENS
- SUBSTANTIAL DETACHED FAMILY HOME
- INTERNAL VIEWING IS ESSENTIAL
- THREE ENSUITES & FAMILY BATHROOM
- GENEROUS KITCHEN, UTILITY & WC
- TWO GENEROUS DRIVEWAYS

# Rooms and Dimensions

AWAITING VENDOR APPROVAL

RECEPTION HALLWAY

SITTING ROOM

10'7" x 11'5" (3.24m x 3.48m)

DINING / POOL ROOM

11'8" x 11'8" (3.58m x 3.56m)

SPACIOUS LOUNGE

21'4" x 14'9" (6.52m x 4.51m)

MODERN FAMILY KITCHEN

26'1" x 14'5" (7.97m x 4.40m)

UTILITY ROOM

9'6" x 5'9" (2.91m x 1.77m)

GUEST WC

LANDING

BEDROOM ONE

21'5" x 14'6" (6.53m x 4.43m)

ENSUITE

BEDROOM TWO

15'0" x 21'5" (4.58m x 6.53m)

ENSUITE

BEDROOM THREE

15'3" x 11'5" (4.65m x 3.48m)

ENSUITE

BEDROOM FOUR

11'7" x 11'7" (3.55m x 3.54m)

FAMILY BATHROOM

GENEROUS GARDENS

TWO DRIVEWAYS









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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