



Sutherland Road | Cheslyn Hay, Walsall | WS6 7BS

Offers In Excess Of £250,000



Summary

**** NO CHAIN ** VACANT POSSESSION ** HEAVILY EXTENDED SEMI-DETACHED HOME ** SET OVER 3 FLOORS ** SOUGHT AFTER LOCATION ** FOUR BEDROOMS ** MASTER WITH EN-SUITE ** LARGE LOUNGE DINER ** ENCLOSED REAR GARDEN ** CONVERTED GARAGE ** EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS ** IDEAL FOR LOCAL SHOPS AND AMENITIES ** VIEWING ESSETIAL ****

Webbs Estate Agents are pleased to offer for sale this extended semi-detached home in the highly popular location of Cheslyn Hay, offering excellent schools, transport links, local shops and amenities.

In brief, the property consists of an entrance hallway, an enviable-sized extended lounge diner, a stylish kitchen, a utility, a guest WC, and the converted garage space provides the second reception room.

On the first floor, there are three bedrooms and a family bathroom, and stairs rise to the third-floor bedroom with an en-suite shower room. Externally, the property has a good-sized enclosed rear garden, and ample off-road parking is provided by a block paved driveway for several vehicles.

VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER.

Key Features

- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- SET OVER 3 FLOORS
- SECOND RECEPTION ROOM
- UTILITY AND GUEST WC
- EXTENDED SEMI DETACHED HOME
- EN-SUITE TO MASTER
- EXCELLENT SCHOOL CATCHMENTS
- EXCELLENT TRANSPORT LINKS
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

LARGE LOUNGE DINER

21'10" x 15'11" (6.66m x 4.87m)

STUDY

9'4" x 5'9" (2.87m x 1.77m)

STYLISH KITCHEN

8'9" x 8'10" (2.69m x 2.71m)

UTILITY ROOM

8'9" x 7'2" (2.68m x 2.20m)

GUEST WC

LANDING

BEDROOM ONE

11'5" x 11'3" (3.50m x 3.43m)

BEDROOM TWO

8'0" x 10'4" (2.44m x 3.16m)

BEDROOM THREE / STUDY AREA

9'11" x 7'6" (3.03m x 2.29m)

BATHROOM

8'7" x 8'0" (2.63m x 2.44m)

SECOND FLOOR MASTER BEDROOM

15'9" x 11'5" (4.81m x 3.49m)

EN-SUITE WC

ENCLOSED REAR GARDEN

BLOCK PAVED DRIVEWAY

Identification checks - C







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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 kWh/m² A</p> <p>150-200 kWh/m² B</p> <p>200-250 kWh/m² C</p> <p>250-300 kWh/m² D</p> <p>300-350 kWh/m² E</p> <p>350-400 kWh/m² F</p> <p>400-450 kWh/m² G</p>	<p>74</p>	<p>Key Average Energy Cost - lower CO₂ emissions</p> <p>100-150 kg CO₂/m² A</p> <p>150-200 kg CO₂/m² B</p> <p>200-250 kg CO₂/m² C</p> <p>250-300 kg CO₂/m² D</p> <p>300-350 kg CO₂/m² E</p> <p>350-400 kg CO₂/m² F</p> <p>400-450 kg CO₂/m² G</p>	<p>62</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

