



Hatherton Street | Cheslyn Hay, Walsall | WS6 7HS

Offers In The Region Of £375,000



Summary

**** WOW ** STUNNING TRADITIONAL THREE STOREY SEMI DETACHED ** MASTER EN-SUITE ** FOUR DOUBLE BEDROOMS ** DOWNSTAIRS SHOWER ROOM ** UPSTAIRS FAMILY BATHROOM ** TWO RECEPTION ROOMS ** OPEN PLAN LOUNGE/KITCHEN/FAMILY ROOM ** UTILITY ROOM ** CELLAR****

WEBBS ESTATE AGENTS are delighted to welcome to market the superbly proportioned Hatherton street a truly delightful traditional four bed three storey family home . This property will take your breath away! every room is beautifully designed and decorated . The kitchen and bathrooms are all to a very a high standard . Hatherton road boasts many original features and benefits from the perfect blend of space, style, comfort and convenience. The property briefly comprises of a entrance hallway, lounge, dining, open plan kitchen/family living space , utility room, downstairs shower room. On the first floor landing there is three double bedrooms and a family bathroom . On the second floor there is a double master room with a bathroom en-suite .

EXTERNALLY

Hatherton street is nestled in the heart of the quaint village Cheslyn Hay ,sitting proudly in a elevated position giving you panoramic views form every window and garden . The driveway provides parking for several vehicles. The rear garden is truly stunning providing a spacious peaceful setting to unwind after work or entertain guests . The views are divine seeing as far as the Welsh Mountains . There is a summer house which makes for a versatile space for office/gym or entertainment.

**** VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE, LOCATION AND CONDITION ****

Key Features

- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- PANORAMIC VIEWS
- CLOSE TO ALL LOCAL AMENITIES
- DOWNSTAIRS SHOWER ROOM/UPSTAIRS BATHROOM
- OPEN PLAN LIVING/KITHEEN AND DINING ROOM
- PARKING FOR SEVERAL VEHICLES
- VILLAGE LOCATION

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE
12'9" x 12'9" (3.91m x 3.91m)

SITTING ROOM
11'8" x 11'5" (3.58m x 3.48m)

DINING AREA
16'11" x 11'10" (5.181 x 3.624)

KITCHEN
16'11" x 9'9" (5.166 x 2.986)

UTILITY ROOM
6'3" x 4'2" (1.909 x 1.275)

SHOWER ROOM
6'8" x 4'11" (2.047 x 1.518)

FIRST FLOOR LANDING

BEDROOM TWO
12'11" x 12'11" (3.96m x 3.96m)

BEDROOM THREE
10'9" x 11'6" (3.30m x 3.51m)

FAMILY BATHROOM
10'0" x 8'3" (3.070 x 2.532)

SECOND FLOOR LANDING

MASTER BEDROOM
16'9" x 11'8" (5.121 x 3.578)

EN-SUITE BATHROOM
7'1" x 5'3" (2.162 x 1.623)

EXTERNALLY
PRIVATE DRIVE

PRIVATE ENCLOSED REAR GARDEN

IDENTIFICATION CHECKS - C
CELLAR







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
Key energy efficiency - lower energy costs 76 A 10.00 B 10.00-10.49 C 10.50-10.99 D 11.00-11.49 E 11.50-11.99 F 12.00 G		Key environmental impact - lower CO ₂ emissions 10.00 A 10.00-10.49 B 10.50-10.99 C 11.00-11.49 D 11.50-11.99 E 12.00 F 12.00 G	
Not energy efficient - higher energy costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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