



Landywood Lane, Cheslyn Hay  
Walsall, WS6 7AQ

Offers in the Region Of £260,000



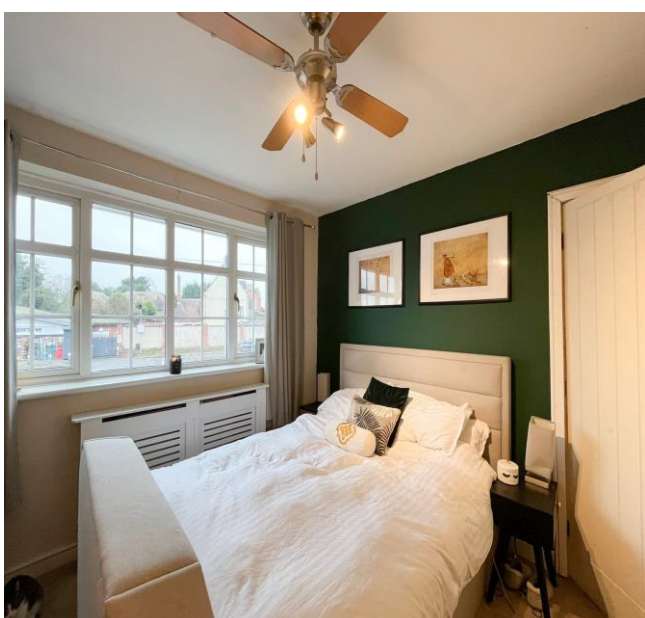
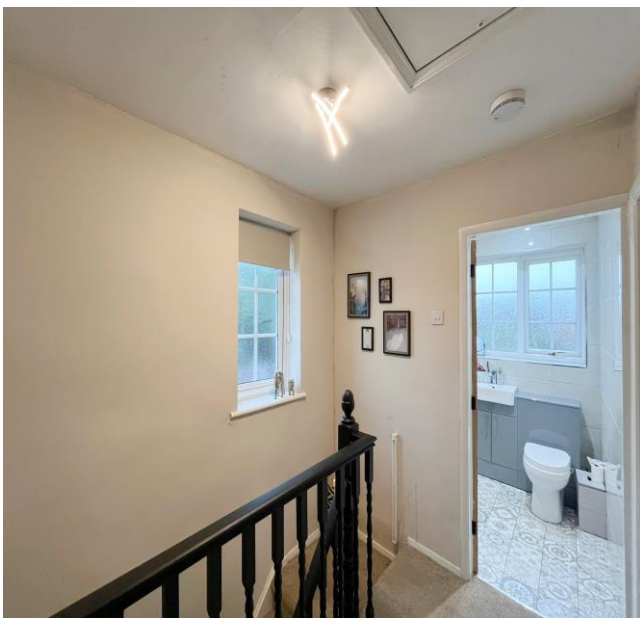
# Cheslyn Hay

Offers in the Region Of £260,000



Welcome to Landywood Lane, a beautiful example of a family home situated in the much sought after village of Cheslyn Hay. Internally this spacious home features a welcoming entrance hall, spacious lounge diner, large breakfast kitchen perfect for any growing family and completing the ground floor accommodation is the useful garage perfect for storage. Stairs lead to the first floor where the property boasts three generous bedrooms, a family bathroom and a boarded loft space with a pull down ladder. Outside features a privately enclosed rear garden and to the fore is a multi vehicle driveway. Nearby amenities include a handful of shops, transport links and highly regarded primary and secondary schools. CALL NOW TO VIEW!!!





## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
THREE BEDROOMS  
SPACIOUS LOUNGE DINER  
LARGE BREAKFAST KITCHEN  
GARAGE & DRIVEWAY

Hall 9' 9" x 6' 3" (2.97m x 1.90m)

Lounge Diner 21' 9" x 11' 5" (6.62m x 3.48m)

Kitchen/Breakfast Room 16' 3" x 17' 0" (4.96m x 5.18m)

Landing 8' 3" x 6' 9" (2.52m x 2.05m)

Bedroom One 10' 6" x 11' 5" (3.19m x 3.48m)

Bedroom Two 9' 9" x 11' 0" (2.96m x 3.35m)

Bedroom Three 7' 5" x 6' 9" (2.27m x 2.05m)

Bathroom 5' 4" x 6' 6" (1.63m x 1.99m)

Garage 14' 2" x 7' 5" (4.32m x 2.25m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: B  
Tenure: Freehold



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

