



Hawthorne Road, Cheslyn Hay
Walsall, WS6 7ER

Offers in the Region Of £250,000

Cheslyn Hay

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Welcome to Hawthorne Road, a quiet side street close to Cheslyn Hay village. This delightful three bedroom semi detached home is perfect for first time buyers or those downsizing.

Beginning with an entrance porch leading to the cosy, yet spacious lounge with feature gas fireplace and open plan archway to the dining room. French doors open to the rear patio allow floods of natural light in. The fitted kitchen offers space for all major appliances and a side door to the outside of the property.

Upstairs benefits from three excellent sized bedrooms, one with fitted wardrobes and a modern bathroom suite including bath with shower above, low level flush WC and hand wash basin. Externally the property benefits from driveway parking and a small boarded planter/lawn area.

The low maintenance rear garden has artificial grass and a lovely seating area which is a sun trap in the summer months! This sought after location offers excellent transport links, varied local shops and reputable schools for all ages. For dog walkers there is the local Hawthorne Reservoir. Viewings are strictly via Paul Carr Great Wyrley, call today to arrange a viewing. **NO ONWARD CHAIN!**





Property Specification

Beautifully Presented Semi Detached Home
Popular Cul-de-sac Location
Spacious Bedrooms
Sizeable Open Plan Living Area
Driveway Parking and Garage

Porch

Hall

Lounge 4.78m (15'8") x 3.21m (10'6")

Dining Room 3.20m (10'6") x 2.26m (7'5")

Kitchen 2.25m (7'4") x 2.24m (7'4")

Landing

Bedroom 1 3.23m (10'7") x 3.20m (10'6")

Bedroom 2 3.66m (12') x 3.21m (10'6")

Bedroom 3 2.73m (8'11") x 2.29m (7'6")

Bathroom

Garage

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: 20th December 2024

Viewer's Note:

Services connected:
Council tax band: B
Tenure: Freehold

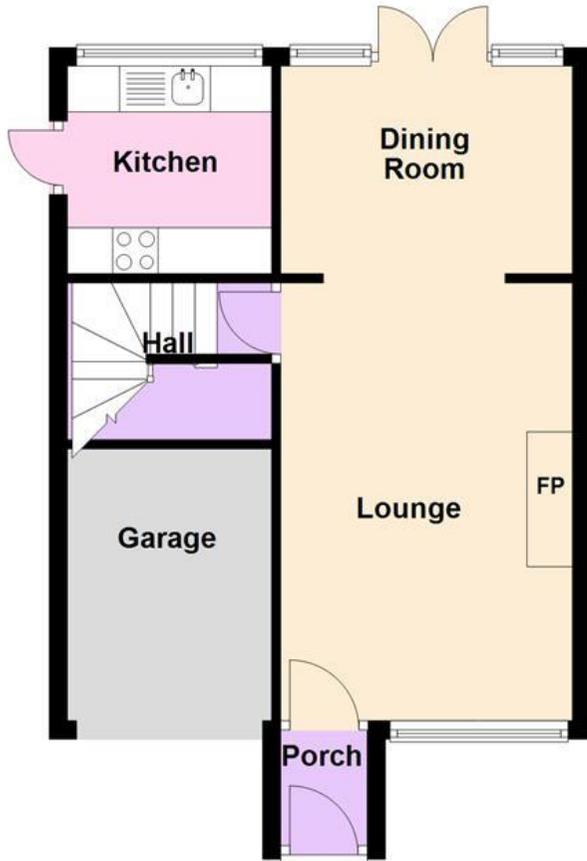
Floor Plan

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

Energy Efficiency Rating

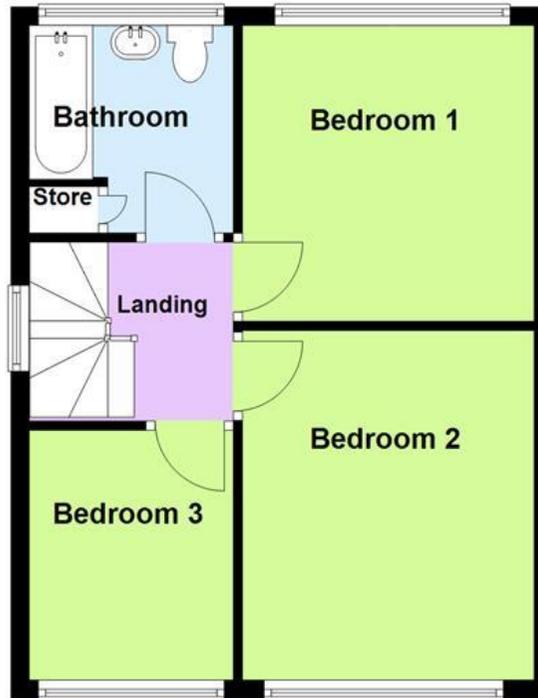
Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 sq. feet)

Awaiting EPC

Map Location

