



Leveson Avenue, Cheslyn Hay
Walsall, WS6 7BN

Offers in the Region Of £259,950

Cheslyn Hay

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Offered with NO ONWARD CHAIN this recently modernised family home is located in a highly sought after area of Cheslyn Hay close to reputable schools and within easy reach of local shops and amenities in the village.

With excellent potential to extend (subject to relevant planning consent) this ideal first time buyers property comprises of a through-lounge/diner, refitted stylish kitchen with new appliances, three good sized bedrooms and a refitted bathroom

To the outside is a block paved driveway to the front and side and an enclosed rear garden ideal for families. Call Paul Carr to arrange an appointment to view!





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: 28th January 2025

Property Specification

NO ONWARD CHAIN
Well Presented Family Home
Off Road Parking
Scope for Further Development (stpp)
Stylish Refitted Kitchen

Entrance Hall

Lounge/Dining Room

Kitchen 3.37m (11'1") max x 2.36m (7'9")

Landing

Bedroom 1 3.69m (12'1") x 3.49m (11'5")

Bedroom 2 3.75m (12'4") x 3.35m (11')

Bedroom 3 2.38m (7'10") x 2.02m (6'8")

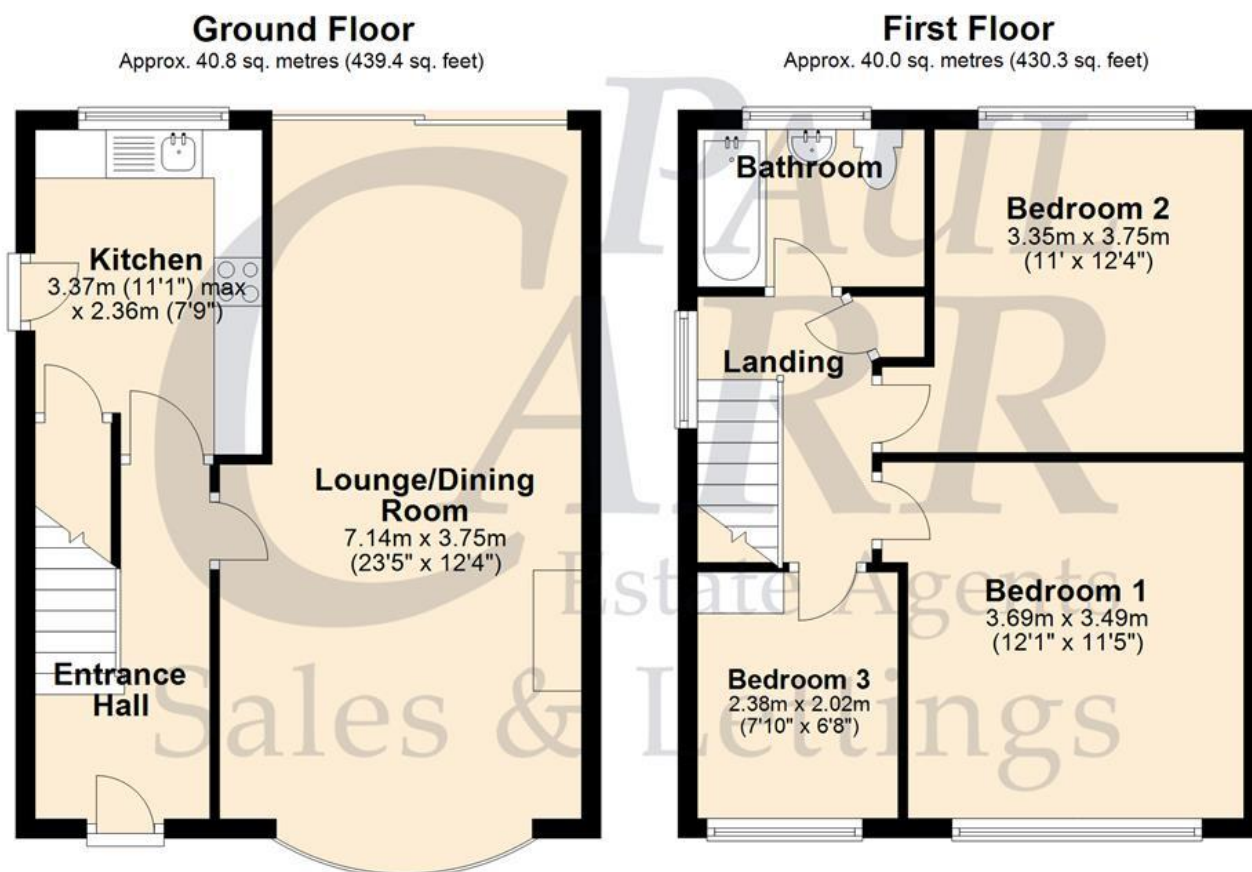
Bathroom

Viewer's Note:

Services connected: Gas Water Electric
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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

