



Westbourne Avenue, Cheslyn Hay
Walsall, WS6 7DH

Offers in the Region Of £295,000

Cheslyn Hay

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'Tintagel' is an extended detached family home located in the heart of Cheslyn Hay village close to a variety of shops, amenities and reputable schools for all ages.

Offering spacious accommodation set behind ample off-road parking the property comprises of an entrance porch and hallway, ground floor double bedroom with en-suite shower room, dual aspect living room and a dining area off the extended kitchen which overlooks the private rear garden.

To the first floor are two further double bedrooms both having fitted wardrobes and single bedroom/home office.

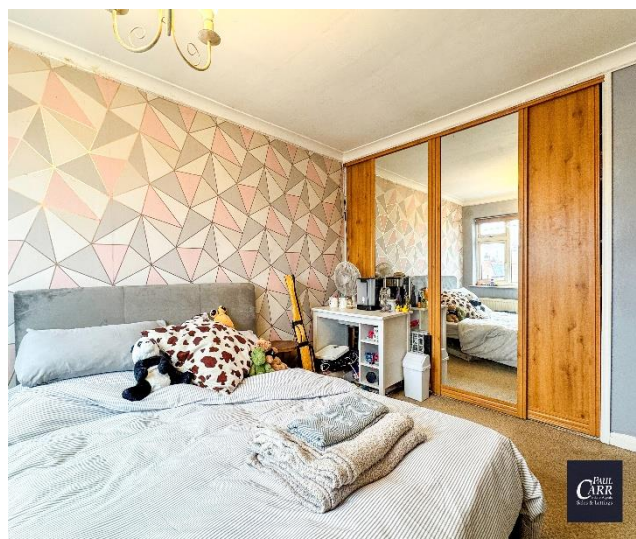
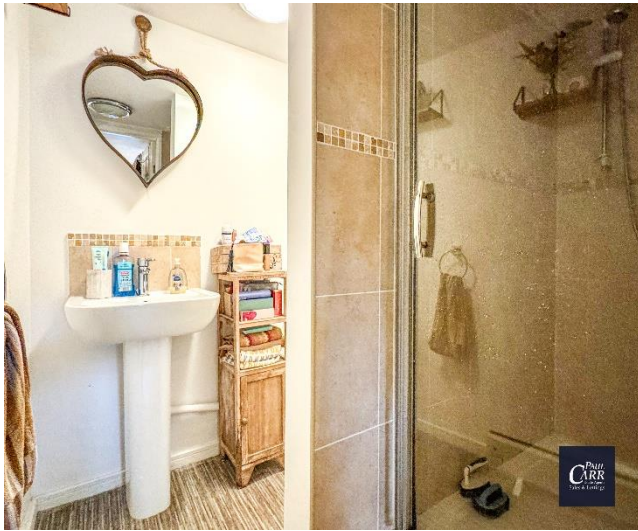
The modern family bathroom is fully tiled and has a shower over the bath.

To the outside is a private rear garden with mature trees creating a secluded space for families to relax and various seating areas ideal for entertaining and outside dining.

To the front is ample driveway parking ideal for larger vehicles/motorhomes/caravans.

Call Paul Carr Estate Agents today to view this spacious family home!





Property Specification

Extended Detached Family Home
Prime Central Village Location
Close to a Choice of Reputable Schools
Ample Off Road Parking - Ideal for Motorhomes/Caravans
Ground Floor Bedroom & En-Suite

Porch

Entrance Hall

Bedroom 1

4.44m (14'7") x 2.23m (7'4")

En-suite

Living Room

7.38m (24'3") x 3.28m (10'9") max

Dining Room

3.23m (10'7") x 2.70m (8'10")

Kitchen

6.57m (21'7") x 2.23m (7'4")

Landing

Bedroom 2

3.35m (11') x 3.19m (10'6")

Bedroom 3

3.36m (11') x 3.19m (10'6")

Bedroom 4

2.10m (6'11") x 1.97m (6'6")

Bathroom

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: Water, Drainage, Electric, Gas

Council tax band: C

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		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

