

Road Map



Hybrid Map



Terrain Map



# MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS

Floor Plan



## 83 Low Street

Cheslyn Hay, Walsall WS6 7HH  
Offers In The Region Of  
£275,000 Freehold

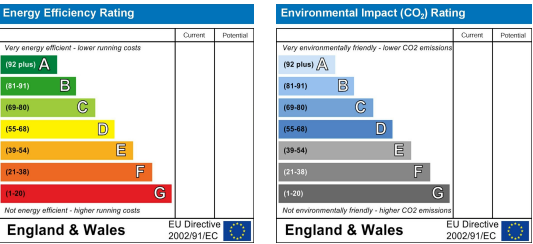


### Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Performance Graphs



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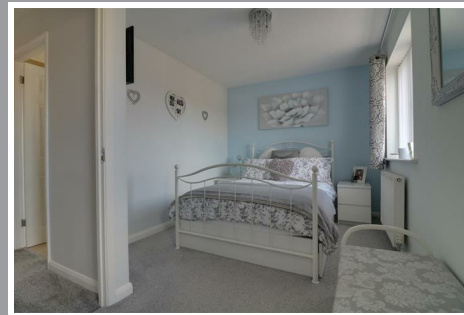




# 83 Low Street

Cheslyn Hay, Walsall WS6 7HH

Offers In The Region Of £275,000 Freehold



## Description

Nestled on Low Street in Walsall, this immaculately presented detached house offers a perfect blend of modern living and convenience. Built in 2013, the property spans an impressive 1,001 square feet and is designed to cater to the needs of contemporary families.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The front lounge provides a comfortable space for relaxation, while the rear dining kitchen is ideal for family meals and entertaining guests. The kitchen is well-appointed and offers a delightful view of the garden, making it a lovely spot to enjoy your morning coffee.

The property boasts three excellent bedrooms, each designed with comfort in mind. The luxurious part-tiled bathroom features a separate shower cubicle, ensuring that both functionality and style are at the forefront of this home.

Additional highlights include gas central heating and PVCu double glazing, which contribute to the property's energy efficiency and comfort throughout the year. The large driveway offers ample parking space and presents potential for a garage, while the good-sized rear garden provides a private outdoor retreat for relaxation and play.

With no onward chain, this property is ready for you to move in and make it your own. Its convenient location ensures easy access to local village amenities, making it an ideal choice for families and professionals alike. This delightful home is a rare find and is sure to attract considerable interest. Don't miss the opportunity to view this exceptional property.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### A COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opens into the;-

## COMPACT BUT WELCOMING RECEPTION HALLWAY

Having a single panel radiator with thermostatic valve, ceramic tiled flooring and door to the;-

## GUESTS CLOAKS/WC

Comprising of a contemporary white suite with low level WC, wash hand basin, single panel radiator with thermostatic valve, ceramic floor tiling and PVCu double glazed window to the front elevation. A door from the hallway leads into the;-

## SPACIOUS FRONT LOUNGE measuring

15'9" x 15'9" (4.82m x 4.82m)

This being a spacious well lit room, having a large PVCu double glazed picture window overlooking the fore garden and spindled balustrade staircase leading to the first floor. There are two single panel radiators, easy clean laminate flooring and further glazed door leads to the;-

## FULL WIDTH REAR DINING KITCHEN measuring

15'8" x 8'2" (4.8m x 2.5m)

The kitchen area being comprehensively equipped in a range of Ivory coloured laminate base and wall units having a contrasting roll topped work surface, incorporating a single drainer sink unit with mixer tap, an integrated fan assisted electric oven with four ring hob above and extractor hood over, integrated full sized dishwasher, space and plumbing for washing machine, ceramic tiling to both the floor and splash back areas, space for a fridge/freezer, PVCu double glazed window to the rear aspect, useful understairs storage cupboard and PVCu double glazed double opening French doors, single panel radiator with thermostatic valve and space for a dining table and chairs.

## ON THE FIRST FLOOR

### A WELL LIT CENTRAL LANDING AREA

Having an access panel to the loft space and doors radiating to the following;-

## FRONT BEDROOM ONE measuring

13'9" x 8'8" (4.2m x 2.65m)

Incorporating a built in double wardrobe, single panel radiator with thermostatic valve and two PVCu double glazed windows to the front aspect.

## REAR BEDROOM TWO measuring

9'11" x 6'5" min (3.03m x 1.96m min)

Also having a built in wardrobe, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

## REAR BEDROOM THREE measuring

7'1" x 6'10" (2.16m x 2.1m)

Featuring a built in wardrobe, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

## PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath, pedestal wash hand basin, low level close coupled WC, shower cubicle with glazed sliding doors and gravity feed shower, PVCu double glazed window to the side aspect, chromium heated towel rail and ceramic floor tiling.

## OUTSIDE

The property benefits from a good sized tarmacadam and part block paved driveway which affords parking for several cars. To the right hand side of the property, there is space for the potential construction of a garage (subject to Local Authority consent). To the other side of the property, there is a pedestrian gated entrance leading to the roughly rectangular shaped garden area having a sunken paved patio with steps up to a raised lawned and well stocked borders.

## GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band C.

SERVICES: All mains services are assumed to be connected to the property. A BT Telephone point has been fitted in this property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

