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**Station Street | Cheslyn Hay, Walsall | WS6 7EQ**  
**Offers In The Region Of £185,000**

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estate agents



## Summary

**\*\* DECEPTIVELY SPACIOUS HOME \*\* SIDE ENTRANCE \*\* SET OVER 3 FLOORS \*\* TWO DOUBLE BEDROOMS \*\* ATTIC ROOM CURRENTLY USED AS THIRD BEDROOM \*\* LARGE LOUNGE DINER \*\* MODERN KITCHEN \*\* GROUND FLOOR BATHROOM \*\* FEATURE CONSERVATORY/STUDY/CRAFT ROOM \*\* ENVIABLE MATURE REAR GARDEN WITH WORKSHOP \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* VIEWING ESSENTIAL \*\***

Webbs Estate Agents are pleased to offer for sale a traditional end terraced home, set over three floors, offering excellent school catchments, transport links, local shops and amenities in the village location of Cheslyn Hay.

In brief consisting of a rear entrance, ground floor bathroom, and modern kitchen, the spacious lounge diner has a feature staircase leading down to the cellar which has wall mounted radiator and is an ideal and versatile space.

To the first floor there are two generous bedrooms, bedroom two at the rear has a door to a conservatory room that overlooks the mature rear garden and is an ideal office, study or playroom, on the second floor the Attic room is used currently as bedroom has a guest cloakroom.

Externally the property has a mature large rear garden with brick built workshop, parking is on the road and VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE STANDARD AND SIZE OF THE PROPERTY ON OFFER.

## Key Features

- TRADITIONAL TERRACED HOME
- INTERNAL VIEWING IS ESSENTIAL
- CONSERVATORY
- KITCHEN
- GENEROUS GARDEN
- POPULAR LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- GROUND FLOOR BATHROOM
- ON STREET PARKING

## Rooms and Dimensions

### LOUNGE DINER

22'5" x 10'7" (6.854 x 3.228)

### KITCHEN

8'3" x 6'2" (2.529 x 1.896)

### REAR ENTRANCE HALLWAY

### REFITTED GROUND FLOOR BATHROOM

6'3" x 5'0" (1.916 x 1.532)

### LANDING

### BEDROOM ONE

10'10" x 10'6" (3.324 x 3.204)

### BEDROOM TWO

10'9" x 7'5" (3.279 x 2.286)

### CONSERVATORY OF REAR BEDROOM

11'6" x 7'2" (3.508 x 2.189)

### ATTIC ROOM WITH WC SECOND FLOOR

15'10" x 10'4" (4.830 x 3.155)

### LARGE MATURE REAR GARDEN WITH WORKSHOP

### Identification checks - C

### Agents Note C











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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