



Webbs

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Station Street | Cheslyn Hay, Walsall | WS6 7EG

Asking Price £400,000

 Webbs  
estate agents

## Summary

**\*\* STUNNING PERIOD FAMILY HOME \*\* FABULOUS VILLAGE LOCATION \*\* THREE DOUBLE BEDROOMS \*\* FAMILY BATHROOM \*\* THREE RECEPTION ROOMS \*\* KITCHEN, UTILITY & GUEST WC \*\* DOUBLE DETACHED GARAGE \*\* GENEROUS GARDENS & DRIVEWAY \*\* POTENTIAL FOR ANNEXE / EXTENSION / SEPARATE DWELLING \*\* VIEWING ADVISED \*\***

WEBBS ESTATE AGENTS have pleasure in offering this VERY WELL PRESENTED and deceptively spacious detached family home, situated in a secluded spot off the main road in the sought-after village location of Cheslyn Hay. The property comprises an entrance hallway, lounge, dining room, sitting room, kitchen, utility, and guest WC. On the first floor, the landing leads to three double bedrooms and a family bathroom.

## Key Features

- STUNNING FAMILY HOME
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DOUBLE DETACHED GARAGE
- POTENTIAL FOR ANNEXE / SEPARATE DWELLING
- FABULOUS VILLAGE LOCATION
- FAMILY BATHROOM
- KITCHEN, UTILITY & GUEST WC
- GENEROUS GARDENS & DRIVEWAY
- SECLUDED LOCATION

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### ENTRANCE HALLWAY

#### SITTING ROOM

12'0" x 11'5" (3.68m x 3.48m)

#### DINING ROOM

10'6" x 9'4" (3.21m x 2.86m)

#### LOUNGE

12'2" x 10'6" (3.72m x 3.21m)

#### KITCHEN

15'6" x 8'11" (4.74m x 2.73m)

#### UTILITY ROOM

9'11" x 4'9" (3.03m x 1.47m)

#### GUEST WC

### LANDING

#### BEDROOM ONE

12'0" x 10'6" (3.68m x 3.21m)

#### BEDROOM TWO

12'2" x 10'7" (3.71m x 3.25m)

#### BEDROOM THREE

10'6" x 9'3" (3.21m x 2.82m)

#### FAMILY BATHROOM

#### DOUBLE GARAGE

#### BLOCK PAVED DRIVEWAY

#### GENEROUS LANDSCAPED GARDEN

#### IDENTIFICATION CHECKS - C





## Ground Floor



## First Floor



Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	76	76	76
Energy Efficiency Rating: 76 (G)		Environmental Impact (CO <sub>2</sub> ) Rating: 76 (G)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	