



Mitre Road | Walsall | WS6 7HL

Offers Invited £240,000

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Summary

**** DECEPTIVELY SPACIOUS & IMMACULATEDLY PRESENTED ** EXTENDED ** THREE BED TERRACED ** OPEN PLAN LOUNGE/DINER ** STUNNING KITCHEN ****

WEBBS ESTATE AGENTS are delighted to welcome to market Mitre Road in the village of Cheslyn Hay, this deceptively spacious terraced home offers an exceptional living experience. Immaculately presented, the property boasts three generous bedrooms, making it an ideal choice for families or those seeking extra space.

The heart of the home features an extended open plan lounge and dining area, perfect for entertaining guests or enjoying family meals. The bespoke new kitchen is a delightful addition, providing both style and functionality for the aspiring chef. There is also a conveniently placed utility room. The fitted bathroom and separate shower room ensure convenience for all residents.

Outside, you will find a private enclosed rear garden, a tranquil space for relaxation or outdoor activities. Additionally, the property benefits from ample off-street parking, a valuable asset in this village location.

This terraced house combines modern living with the charm of village life, making it a wonderful opportunity for anyone looking to settle in Cheslyn Hay. Don't miss the chance to make this lovely home your own.

Key Features

- DECEPTIVELY SPACIOUS
- THREE GENEROUS BEDROOMS
- BESPOKE KITCHEN
- PRIVATE ENCLOSED REAR GARDEN
- IMMACULATEDLY PRESENTED THROUGHOUT
- EXTENDED OPEN PLAN LOUNGE/DINER
- FITTED BATHROOM & SEPARATE SHOWER ROOM
- VILLAGE LOCATION

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

7'5" x 6'1" (2.285 x 1.869)

LOUNGE

14'11" x 13'1" (4.550 x 3.99)

DINING ROOM

15'7" x 8'9" (4.765 x 2.678)

KITCHEN

16'0" x 7'3" (4.888 x 2.217)

UTILITY ROOM

7'8" x 4'4" (2.347 x 1.324)

FIRST FLOOR LANDING

MASTER BEDROOM

9'11" x 14'10" (3.035 x 4.533)

BEDROOM TWO

9'11" x 11'0" (3.042 x 3.367)

BEDROOM THREE

10'7" x 9'10" (3.248 x 2.999)

FAMILY BATHROOM

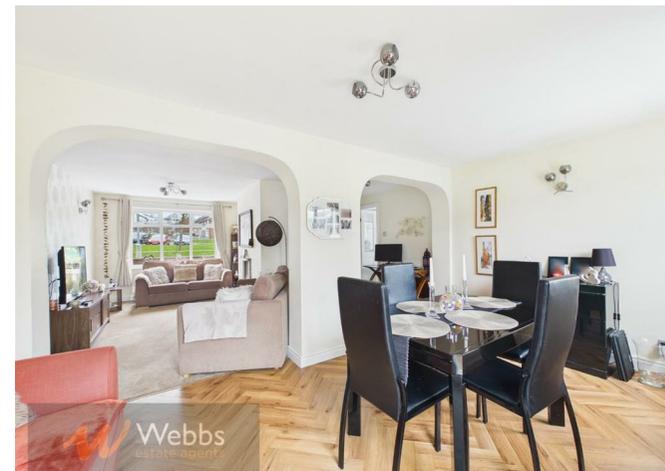
7'5" x 5'5" (2.279 x 1.671)

EXTERNALLY

PRIVATE REAR GARDEN

ON STREET PARKING

IDENTIFICATION CHECKS - C





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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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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 ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
126-150 kWh/m ² /year B	126-150 kWh/m ² /year B	126-150 g/m ² /year B	126-150 g/m ² /year B
151-175 kWh/m ² /year C	151-175 kWh/m ² /year C	151-175 g/m ² /year C	151-175 g/m ² /year C
176-200 kWh/m ² /year D	176-200 kWh/m ² /year D	176-200 g/m ² /year D	176-200 g/m ² /year D
201-225 kWh/m ² /year E	201-225 kWh/m ² /year E	201-225 g/m ² /year E	201-225 g/m ² /year E
226-250 kWh/m ² /year F	226-250 kWh/m ² /year F	226-250 g/m ² /year F	226-250 g/m ² /year F
251-300 kWh/m ² /year G	251-300 kWh/m ² /year G	251-300 g/m ² /year G	251-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC

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