



Somerford Close, Cheslyn Hay  
Walsall, WS6 7ND

Offers in the Region Of £250,000

Situated in the highly sought-after area of Cheslyn Hay, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and first-time buyers alike.

The property benefits from a generous driveway providing off-road parking for two vehicles, with further potential to extend if required, along with a garage for additional storage or parking.

Internally, the ground floor features a welcoming entrance, a convenient downstairs WC, and a fitted kitchen with ample storage and workspace. To the rear, an impressive L-shaped lounge/diner provides a bright and flexible living space, perfect for both relaxing and entertaining.

Upstairs, the property boasts three well-proportioned double bedrooms, all offering comfortable living space, alongside a family bathroom.

Externally, the home truly stands out with its south-facing, landscaped two-tier rear garden, offering a fantastic outdoor space for entertaining, family time, or simply enjoying the surroundings.

Ideally located within the catchment area for Cheslyn Hay Academy and close to local amenities and transport links, this property represents an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate all this home has to offer.

Agent Note: We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



**Kitchen 3.07m (10'1") x 2.54m (8'4")**

**Lounge/Diner 5.99m (19'8") x 4.52m (14'10")**

**Bathroom 2.68m (8'8") x 1.86m (6'1")**

**Bedroom 3 2.78m (9'1") max x 2.30m (7'6")**

**Bedroom 2 3.07m (10'1") x 2.87m (9'5")**

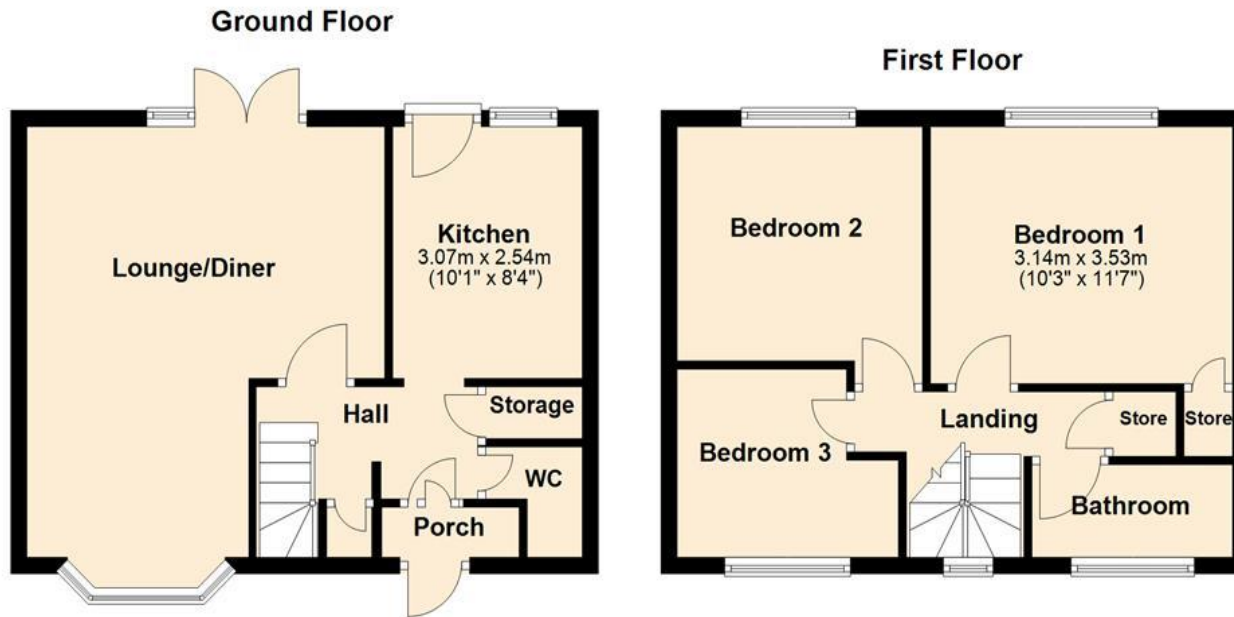
**Bedroom 1 3.53m (11'7") x 3.14m (10'3")**





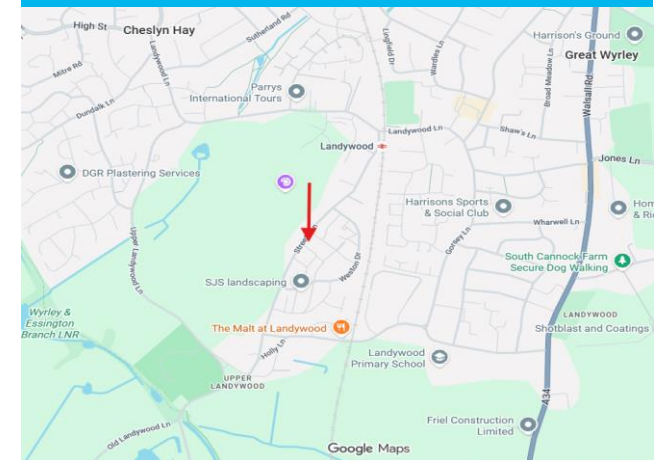
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

## Map Location







**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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.