



Hill Street, Cheslyn Hay
Walsall, WS6 7HR

Offers in the Region Of £200,000

**STUNNING TWO DOUBLE BEDROOM PERIOD HOME WITH LANDSCAPED GARDEN & VERSATILE GARDEN ROOM – WITHIN CHESLYN HAY
ACADEMY CATCHMENT**

A beautifully presented and deceptively spacious two bedroom semi-detached home situated in the highly sought-after village of Cheslyn Hay, conveniently positioned within the catchment area for the highly regarded Cheslyn Hay Academy.

Finished to an exceptional standard throughout, this charming property perfectly blends character features with stylish modern living, making it an ideal purchase for first-time buyers, young families or those looking to downsize.

The accommodation briefly comprises an inviting entrance dining room with feature fireplace and ample dining space, leading through to a cosy yet spacious lounge with decorative surround, staircase to the first floor and French doors opening onto the rear garden. The property also benefits from a beautifully refitted galley-style kitchen featuring shaker-style units, solid wood work surfaces and integrated cooking appliances, whilst to the rear is a contemporary ground floor bathroom fitted with a modern white suite.

To the first floor are two generously sized double bedrooms, both immaculately presented and offering plenty of natural light and useful space for freestanding furniture.

Externally, the property continues to impress with a superbly maintained and landscaped rear garden comprising paved seating areas, a well-kept lawn and mature borders, creating the perfect setting for relaxing or entertaining.

A standout feature of the property is the fantastic insulated garden room/summer house, offering versatile use as a home office, studio, hobby room or additional entertaining space.

Further benefits include tasteful décor throughout, quality flooring, gas central heating and double glazing. Ideally located close to local shops, amenities and excellent transport links, this outstanding home offers stylish accommodation in a desirable village location and truly must be viewed to be fully appreciated.

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.



Dining Room 3.53m (11'7") x 3.31m (10'10")

Living Room 4.30m (14'1") x 3.53m (11'7")

Kitchen 2.39m (7'10") x 2.11m (6'11")

Bathroom 1.64m (5'5") x 2.11m (6'11")

Bedroom 1 3.53m (11'7") x 3.31m (10'10")

Bedroom 2 3.53m (11'7") x 3.35m (11')





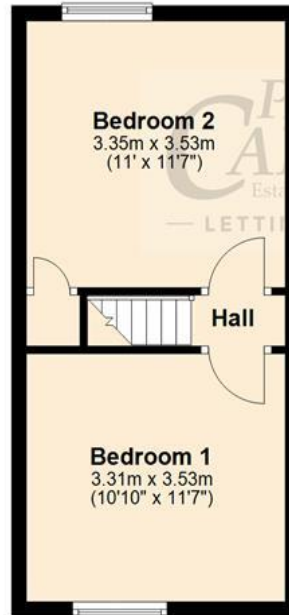
Floor Plan

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

Ground Floor



First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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:

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