



Webbs

Helping people move since 1994

**Robins Close | Cheslyn Hay, Walsall | WS6 7JR**  
**Offers Over £465,500**

**W** Webbs  
estate agents

## Summary

\*\* WOW \*\* STUNNING \*\* FOUR BED DETACHED FAMILY HOME \*\* EXCELLENT LOCATION \*\* DECEPTIVELY SPACIOUS \*\* SPACIOUS LOUNGE \*\* DINING ROOM \*\* CONSERVATORY \*\* UTILITY ROOM \*\* GUEST W.C \*\* FOUR DOUBLE BEDROOMS \*\* MASTER EN-SUITE \*\*

WEBBS ESTATE AGENTS have the absolute pleasure of presenting for sale a delightful and deceptively spacious, versatile family home. The property has the perfect blend of contemporary living, with an elegant flow throughout. The home briefly comprises a through entrance hallway, spacious lounge, dining room, conservatory, breakfast kitchen, utility room, guest w.c, four double bedrooms, en-suite bathroom to master, and family bathroom.

### EXTERNALLY

The home sits on a good-sized plot in a highly desirable and quiet cul-de-sac location. There is a very good sized private double drive. The garden is well established and is not overlooked, giving you a sense of peace and tranquillity. The garage is attached and can be accessed via the property.

\*\* VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND CONDITION \*\*

## Key Features

- FOUR DOUBLE BEDROOMS
- TWO GOOD SIZED RECEPTION ROOMS
- UTILITY ROOM
- FAMILY BATHROOM
- CLOSE TO ALL LOCAL SCHOOLS
- MASTER EN-SUITE
- CONSERVATORY
- GUEST W.C
- DOUBLE DRIVE
- CLOSE TO ALL MAJOR TRANSPORT LINKS

## Rooms and Dimensions

### ENTRANCE HALLWAY

SPACIOUS LOUNGE  
18'6" x 11'3" (5.65 x 3.45)

DINING ROOM  
11'3" x 10'3" (3.45 x 3.14)

CONSERVATORY  
11'1" x 10'5" (3.40 x 3.20)

BREAKFAST KITCHEN  
14'10" x 12'2" (4.53 x 3.71)

UTILITY ROOM  
5'6" x 5'3" (1.68m x 1.60m ")

### GUEST W.C

### FIRST FLOOR LANDING

MASTER BEDROOM  
13'11" x 12'11" (4.26 x 3.94)

### MATSER EN-SUITE

BEDROOM TWO  
11'10" x 10'10" (3.61 x 3.31)

BEDROOM THREE  
10'0" x 8'3" (3.05 x 2.52)

BEDROOM FOUR  
11'3" x 9'6" (3.45 x 2.92)

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE DOUBLE DRIVE

### GARAGE

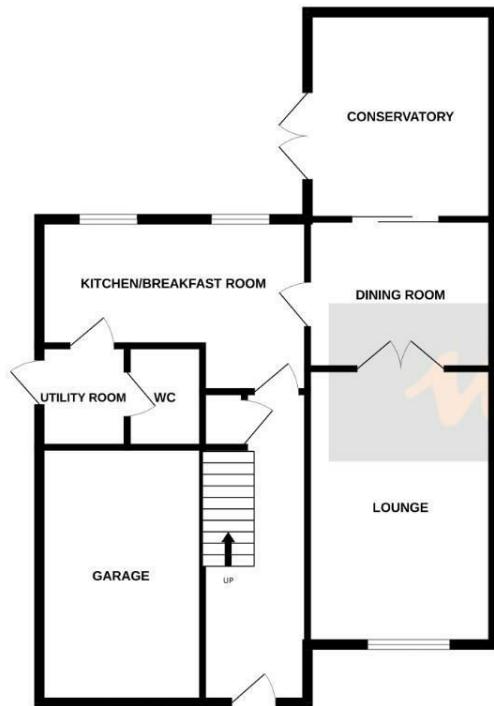
### FULLY ENCLOSED REAR GARDEN

### IDENTIFICATION CHECKS - C

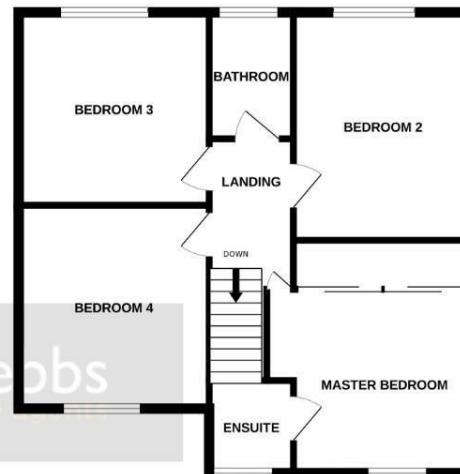




GROUND FLOOR



1ST FLOOR



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.  
Made with Meropia 6/2009

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.

