



Lapwing Close,
Walsall, WS6 7LL

Offers in the Region Of £325,000

A Beautifully Presented Family Home in the Heart of Cheslyn Hay's Sought-After Bird Estate

This impressive three-bedroom detached home occupies a desirable position within the ever-popular Bird Estate and offers spacious, beautifully presented accommodation ideally suited to modern family life. Finished in a stylish neutral palette and maintained to an excellent standard throughout, the property provides a genuine turn-key opportunity, complemented by generous off-road parking, an integral garage and a thoughtfully landscaped rear garden.

Ground Floor

The property is approached across an extensive block-paved driveway, leading to the main entrance and integral garage. Inside, a welcoming hallway provides access to the principal ground-floor accommodation. The spacious living room is beautifully presented and features an attractive fireplace, creating a comfortable focal point for the room. A wide open archway connects the living room with the adjoining dining area, forming an excellent semi-open-plan space for relaxing, dining and entertaining. The dining area comfortably accommodates a substantial table and chairs, while double doors open directly onto the rear garden, allowing plenty of natural light to fill the room and creating a seamless connection between the indoor and outdoor spaces. Positioned to the rear is a well-appointed kitchen fitted with an extensive range of contemporary high-gloss cabinetry, contrasting granite work surfaces and tiled splashbacks. The kitchen incorporates Neff appliances, such as a gas hob and built-in ovens, together with ample preparation and storage space. A side door provides convenient access to the garden.

First Floor

The first-floor landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is an attractive and relaxing space, enhanced by a comprehensive range of fitted wardrobes. The two remaining bedrooms are both beautifully presented and offer flexibility for children, guests or those requiring a dedicated home office. The accommodation is completed by a modern family bathroom, featuring a curved bath with an overhead shower and glass screen, a wash basin and WC, all complemented by neutral tiling.

Outside

To the front, the substantial block-paved driveway provides generous off-road parking and access to the integral garage. The garage offers excellent storage and could provide further possibilities, subject to the necessary permissions. The enclosed rear garden has been carefully landscaped to provide an attractive and practical outside space. A generous paved patio creates the perfect setting for outdoor dining and entertaining, while the well-maintained lawn is framed by established planted borders. A shed provides useful additional storage, and secure fencing offers a good degree of privacy.

Location

The Bird Estate remains one of Cheslyn Hay's most popular residential locations, particularly with families seeking a well-connected yet established setting. The property is conveniently positioned for local shops, amenities and schools, including Cheslyn Hay Academy, together with excellent road and rail connections for commuters. Beautifully presented, spacious and ready to enjoy from the moment you move in, this superb family home deserves to be viewed at the earliest opportunity.



Hallway 3.41m (11'2") x 1.42m (4'8") max

Living Room 5.05m (16'7") x 3.45m (11'4") max

Dining Area 4.39m (14'5") x 2.74m (9')

Kitchen 4.29m (14'1") x 2.18m (7'2")

Garage 6.73m (22'1") x 2.18m (7'2")

Bedroom 3 2.48m (8'2") x 1.70m (5'7")

Bedroom 2 2.62m (8'7") x 2.48m (8'2")

Bathroom 1.75m (5'9") x 1.68m (5'6")

Bedroom 1 3.92m (12'10") x 2.51m (8'3")

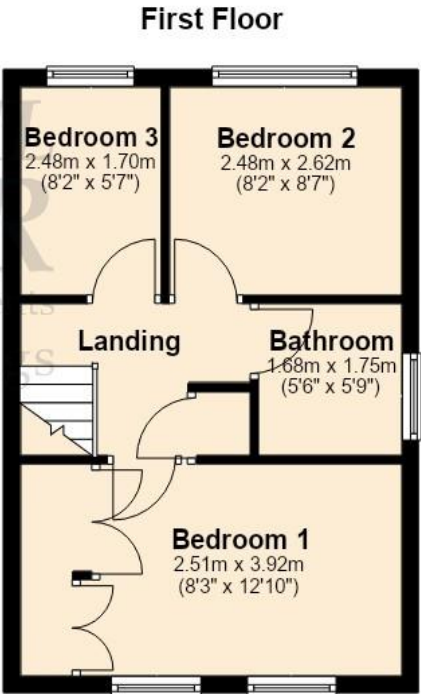
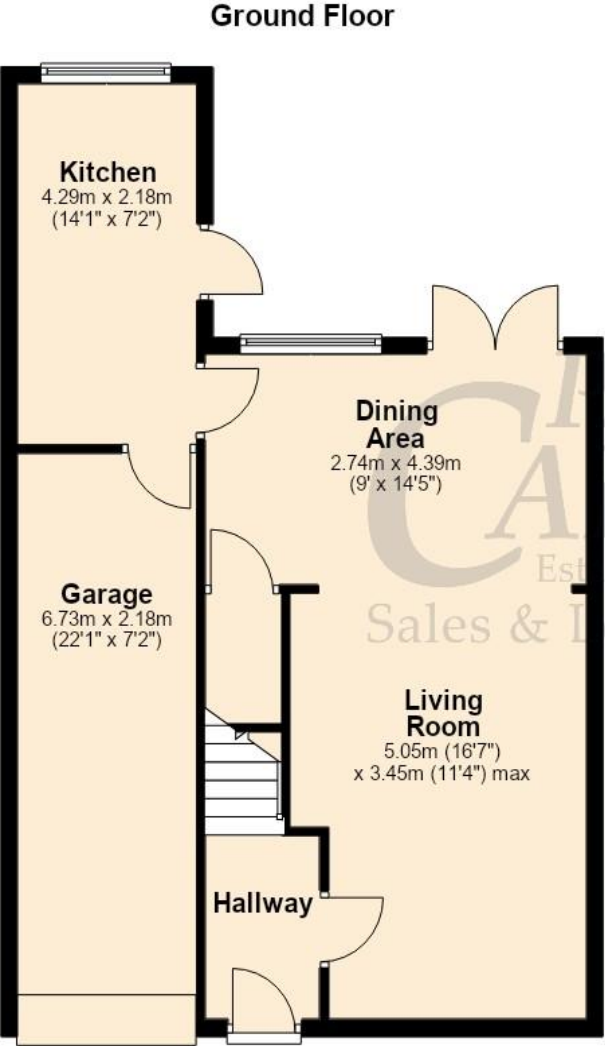
Landing 2.81m (9'3") max x 1.81m (5'11")





Floor Plan

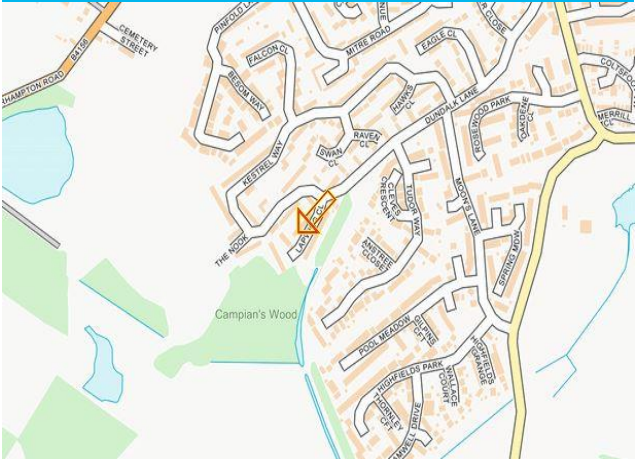
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	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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