



Besom Way, Cheslyn Hay
Walsall, WS6 7NZ

Offers in the Region Of £525,000

Executive Four Bedroom Detached Family Home | Sought-After Location | Double Garage | Stunning Landscaped Garden

Situated on one of Cheslyn Hay's most desirable residential developments, this impressive four-bedroom detached family home offers generous living accommodation, superb entertaining space and a beautifully maintained rear garden, making it the perfect purchase for growing families.

From the moment you arrive, the property makes a fantastic first impression with its attractive Tudor-style frontage, extensive block paved driveway providing ample off-road parking and an integral double garage.

Stepping inside, you're welcomed by a spacious entrance hallway giving access to a guest WC, a versatile study ideal for home working and a contemporary breakfast kitchen fitted with a range of high gloss units, integrated appliances and a central island, creating the perfect social hub of the home. To the rear, the property boasts a generous dining room which flows seamlessly into a beautiful conservatory overlooking the rear garden, providing an ideal space for both family life and entertaining throughout the year.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. The impressive principal bedroom offers fitted wardrobes and an en-suite shower room, whilst the remaining bedrooms are all generously sized and are served by a modern family bathroom. Outside is where this home truly excels.

The beautifully landscaped rear garden enjoys a high degree of privacy with a large paved patio, manicured lawn, mature planted borders and a fantastic hot tub area, creating the perfect space for relaxing or entertaining family and friends during the summer months.

Located within easy reach of highly regarded schools including Cheslyn Hay Academy, local amenities, transport links and commuter routes including the M6 and M54, this exceptional family home offers the perfect blend of space, style and location.

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.







Floor Plan

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

Energy Performance Rating



Total floor area: 166.5 sq.m. (1,793 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





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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