



Berwyn Grove,
Walsall, WS6 7DW

Offers Over £220,000

Berwyn Grove, Cheslyn Hay

Occupying a wonderfully peaceful position at the end of a quiet cul-de-sac, this spacious two-bedroom semi-detached bungalow offers an exciting opportunity to create a comfortable and highly individual home within a sought-after part of Cheslyn Hay.

Set behind a front garden with a private driveway extending alongside the property towards the garage, the bungalow immediately benefits from a sense of privacy and seclusion. Internally, the accommodation is generously proportioned throughout and provides a versatile single-storey layout that will particularly appeal to downsizers, retired purchasers and buyers searching for a home they can update to their own tastes.

The entrance leads into the hallway, from which the principal rooms can be accessed. The spacious living accommodation is a particular highlight, comprising an extended lounge and dining area with ample room for both comfortable seating and a full dining suite. A feature fireplace creates a natural focal point, while the room continues into a bright garden area with wide sliding doors opening onto the rear patio. This creates a lovely connection between the home and garden and allows an abundance of natural light to fill the space. The separate kitchen offers an extensive range of wall and base units with complementary work surfaces, tiled surrounds, an inset sink and space for appliances. A door leads into a useful rear porch, which provides additional storage and direct access to the garden. There are two well-proportioned bedrooms. The generous principal bedroom enjoys excellent fitted wardrobe storage across one wall, while the second bedroom would work equally well as a comfortable guest room, home office or hobby room. Completing the internal accommodation is a bright bathroom fitted with a white suite comprising a panelled bath with shower above, wash basin and WC.

Outside, the property continues to impress. The driveway provides off-road parking and leads to the garage, offering secure parking or valuable storage space. To the rear is a generously sized and enclosed garden featuring lawned areas, established shrubs, pathways and a choice of paved seating spaces. The garden offers plenty of scope for a new owner to introduce their own landscaping ideas, whether creating a low-maintenance retreat, a colourful traditional garden or an inviting space for entertaining.

The bungalow would benefit from cosmetic updating, presenting buyers with the perfect blank canvas to create a stylish and comfortable home tailored to their requirements.

With its generous accommodation, excellent plot, driveway, garage and peaceful cul-de-sac setting, this is a property with considerable potential.

Berwyn Grove is well placed for the amenities available throughout Cheslyn Hay and the surrounding area, while remaining tucked away from passing traffic.

Bungalows in quiet locations such as this are always keenly sought after, making an early viewing highly recommended to fully appreciate the space, setting and possibilities on offer.



Hallway 2.69m (8'10") x 1.04m (3'5")

Bedroom 1 4.19m (13'9") x 3.28m (10'9")

Bedroom 2 3.05m (10') x 2.69m (8'10")

Living Room 4.95m (16'3") x 4.33m (14'2")

Dining Area 2.79m (9'2") x 2.16m (7'1")

Kitchen 2.87m (9'5") x 2.62m (8'7")

Sun Room 2.11m (6'11") x 1.85m (6'1")

Bathroom 1.93m (6'4") x 1.64m (5'5")

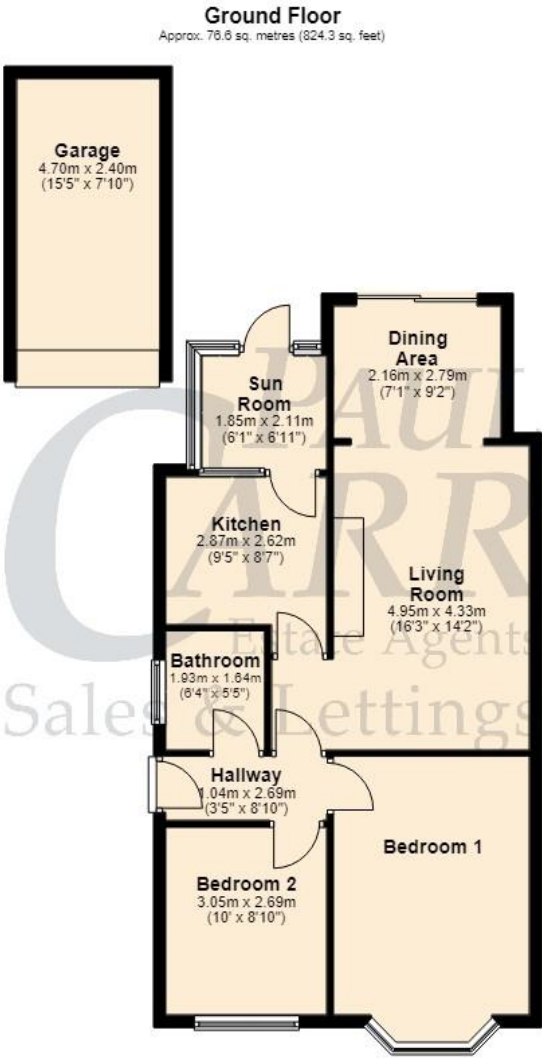
Garage 4.70m (15'5") x 2.40m (7'10")





Floor Plan

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



Total area: approx. 76.6 sq. metres (824.3 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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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