



Swan Close, Cheslyn Hay
Walsall, WS6 7LF

£260,000

Cheslyn Hay

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Ground Floor: The property is entered via a hallway featuring downlighters, a vertical radiator, and doors leading to all principal ground floor rooms.

The downstairs shower room is fitted with a shower cubicle with shower over, low flush WC, wash hand basin, and heated towel rail. The utility room offers wall and base cupboard units, a one-and-a-half bowl ceramic sink with drainer and mixer tap, downlighters, a vertical radiator, a double glazed window to the rear, space for an American-style fridge freezer, and a door opening directly to the garden. The kitchen is well equipped with wall and base units, a one-and-a-half bowl sink with drainer and mixer tap, two ceiling light points, plumbing for a washing machine and dishwasher, a vertical radiator, under-stairs storage cupboard, and a door leading to the conservatory. The lounge enjoys a double glazed window to the front, electric fireplace, ceiling light point, vertical radiator, and a door leading back to the kitchen.

The conservatory benefits from a radiator, double glazed windows to the side and rear aspects, and double glazed French doors opening to the garden. **First Floor:** The first floor landing provides a loft hatch, ceiling light point, radiator, a storage cupboard housing the boiler, and doors leading to all first floor rooms.

Bedroom one features two double glazed windows to the front, a radiator, ceiling light point, and fitted wardrobes. Bedroom two offers a double glazed window to the rear, ceiling light point, and fitted wardrobe. Bedroom three has a double glazed window to the rear, ceiling light point, and freestanding wardrobe.

The shower room is fitted with a corner shower cubicle with shower over, low flush WC, wash hand basin, ceiling light point, and an obscure double glazed window to the side elevation.

Exterior: To the front of the property is a concrete imprint driveway with a small garden area.

The rear garden features a slabbed patio with steps leading to raised planters, a storage shed, boundary fencing, outside tap and further benefits from solar panels on the rear of the property.





Property Specification

Extended & Beautifully Finished Property
Impressive Modern Breakfast Kitchen
Conservatory
Stylish Ground Floor Shower Room
Newly Fitted Utility Area

Entrance Hallway

Downstairs Shower Room 9' 5" x 3' 4" (2.87m x 1.02m)

Utility room 6' 4" x 8' 1" (1.93m x 2.46m)

Kitchen 14' 3" x 9' 7" (4.34m x 2.92m)

Lounge 9' 8" x 12' 8" (2.94m x 3.86m)

Conservatory 13' 3" x 5' 2" (4.04m x 1.57m)

First Floor Landing

Bedroom One 14' 3" x 8' 3" (4.34m x 2.51m)

Bedroom Two 8' 3" x 8' 1" (2.51m x 2.46m)

Bedroom Three 8' 1" x 5' 7" (2.46m x 1.70m)

Shower Room 5' 8" x 5' 3" (1.73m x 1.60m)

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: 16th February 2026

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Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

