



Saredon Road, Cheslyn Hay
Walsall, WS6 7JE

Offers Over £235,000

SPACIOUS THREE BEDROOM FAMILY HOME WITH LOFT ROOM & REAR PARKING IN POPULAR CHESLYN HAY

Situated in the highly sought-after village of Cheslyn Hay, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and first-time buyers alike. Conveniently located within walking distance of Cheslyn Hay Academy, the property enjoys a desirable position close to local amenities, schools and transport links.

Internally, the property briefly comprises a welcoming entrance hallway leading into a generous lounge diner, providing an excellent space for both relaxing and entertaining. The modern fitted kitchen benefits from a range of built-in appliances and ample storage.

To the first floor are three good sized bedrooms and a family bathroom, whilst the converted loft room, currently set up as a bedroom, offers additional flexible living space ideal for a home office, hobby room or occasional bedroom.

Externally, the property boasts beautifully landscaped front and rear gardens, creating attractive outdoor spaces to enjoy throughout the year. To the rear, there is the added benefit of off-road parking accessed via a private access road. Early viewing is highly recommended to fully appreciate the size, presentation and location this fantastic family home has to offer.

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.



Hall

Lounge/Diner 7.04m (23'1") x 4.05m (13'3") max

Kitchen 2.69m (8'10") x 2.42m (7'11")

Porch

Bedroom 1 3.43m (11'3") x 3.18m (10'5")

Bedroom 2 3.71m (12'2") x 3.16m (10'4")

Bathroom

Bedroom 3 2.22m (7'3") x 2.06m (6'9")

Landing

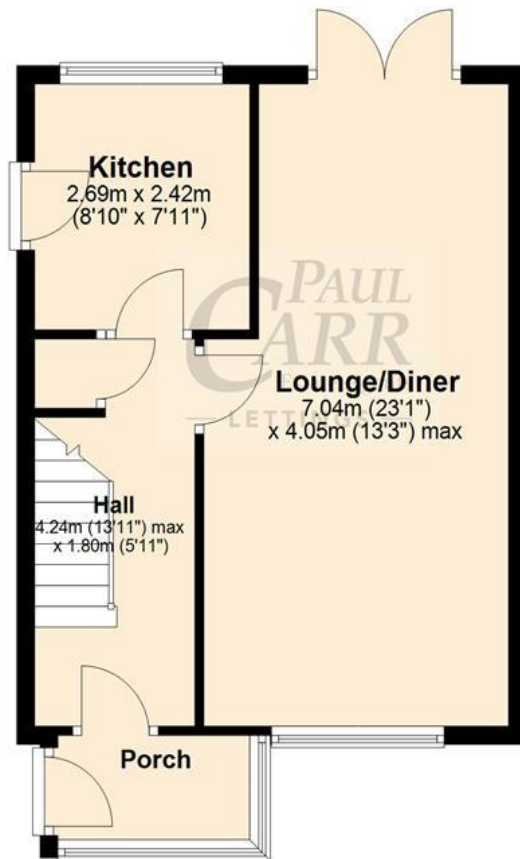




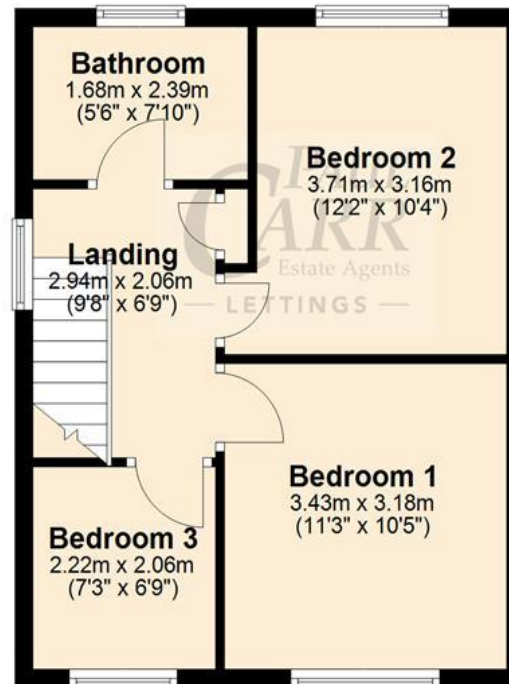
Floor Plan

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

Ground Floor



First Floor







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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