Cherwell Drive | Walsall | WS8 7LQ

Offers In The Region Of £250,000

Webbs estate agents

Summary

IMMACULATE EXTENDED LINK DETACHED HOUSETHREE BEDROOMS**OPEN PLAN LIVING/DINING AREA AND KITCHEN **UTILITY ROOM AND GROUND FLOOR GUEST WC** REFITTED FIRST FLOOR SHOWER ROOM**CLOSEBY TO CHASEWATER COUNTRY PARK**GROUND FLOOR GUEST WC**
Well presented three bedroom link detached home offering exceptional living accommodation, thoughtfully arranged to suit modern family living.
Welcomed by a bright entrance hallway that sets the tone for the spacious interior beyond, the ground floor has been designed to create a natural and sociable flow, with the front living room opening seamlessly into the extended dining kitchen area, forming an attractive open plan layout ideal for both everyday living and entertaining.
This space continues effortlessly into an extended kitchen, fitted with contemporary handle less units and a range of integrated appliances, providing both style and practicality while overlooking the rear garden.
The former garage has been cleverly converted to create a useful utility room, offering additional storage and laundry space with convenient access to both the front and rear gardens. A ground floor guest WC further enhances the practicality of the home.
To the first floor, the property continues to impress with three well proportioned bedrooms and a stylishly refitted family bathroom finished to a modern standard. The bedrooms provide comfortable

Key Features

- IMMACULATELY PRESENTED LINK DETACHED HOUSE
- UTLITY ROOM & GROUND FLOOR GUEST WC
- THREE BEDROOMS
- AMPLE DRIVEWAY AND LOVELY REAR GARDEN
- CLOSE TO CANNOCK/WALSALL AND FURTHER AFIELD
- OPEN PLAN EXTENDED LIVING/DINING KITCHEN
- CLOSEBY TO CHASEWATER COUNTRY PARK WITH IDYLIC WALKS
- FIRST FLOOR REFITTED SHOWER ROOM
- EXCELLENT FAMILY/FIRST TIME PURCHASE
- CONTACT EBBS TO VIEW TODAY 01922 288800

Rooms and Dimensions

ENTRANCE HALLWAY

OPEN PLAN LIVING ROOM
24'6"/13'8" x 12'7" (7.47m/4.19m x 3.85m)

DINING AREA
15'8" x 10'5" (4.78m x 3.20m)

EXTENDED KITCHEN
18'9"/15'8" x 10'5"/7'1" (5.72m/4.78m x 3.20m/2.17m)

UTILITY ROOM (PREVIOUSLY GARAGE)
16'4" x 7'6" (5.00m x 2.29m)

GROUND FLOOR GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM
12'3" x 9'6" (3.74m x 2.91m)

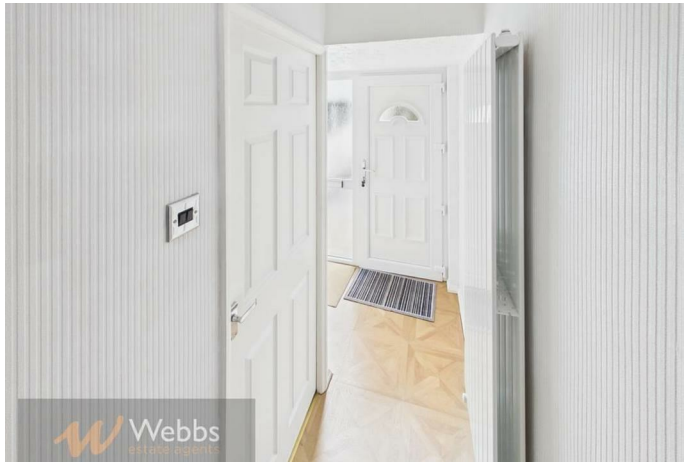
BEDROOM TWO
9'2" x 9'1" (2.81m x 2.78m)

BEDROOM THREE
9'4" x 5'11" (2.86m x 1.82m)

FIRST FLOOR REFITTED SHOWER ROOM

Identification Checks

Awaiting Certificate Of Completion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Approximate total area(1)

93.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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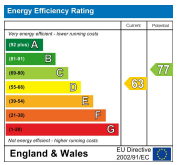

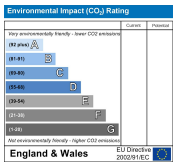

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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