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**New Horse Road | Walsall | WS6 7BH**

**Offers In Excess Of £290,000**

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# Summary

**\*\* SOUGHT AFTER LOCATION \*\* FOUR BEDROOM EXTENDED HOME \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* A MODERN STYLE KITCHEN DINING AREA \*\* FIRST FLOOR BATHROOM AND SHOWER ROOM \*\* CONSERVATORY \*\* ENCLOSED REAR GARDEN \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\***  
Webbs Estate Agents are pleased to offer for sale this extended, well-presented and spacious family home, situated in the highly sought-after area of Cheslyn Hay. The location benefits from excellent local schools, convenient transport links and a wide range of amenities. The accommodation briefly comprises of an entrance hallway leading to a spacious lounge with an opening through to the kitchen/diner, along with a conservatory and a useful utility area which was originally half of the tandem garage.

To the first floor there are four generously proportioned bedrooms, complemented by a family bathroom and a separate shower room, making the property ideal for family living. Externally, an enclosed rear garden, while to the front there is a driveway providing ample off-road parking. Internal viewing is highly recommended to fully appreciate the size and quality of the accommodation on offer.

# Key Features

- EXTENDED FAMILY HOME
- FIRST FLOOR BATHROOM AND SHOWER ROOM
- CONSERVATORY
- SPACIOUS LOUNGE
- AMPLE OFF ROAD PARKING
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE KITCHEN DINER
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- VIEWING ADVISED

# Rooms and Dimensions

## ENTRANCE HALLWAY

## SPACIOUS LOUNGE

12'4" x 11'1" (3.78 x 3.4)

## MODERN KITCHEN DINER

18'3" x 9'10" (5.575 x 3.010)

## CONSERVATORY

9'6" x 9'3" (2.896 x 2.821)

## UTILITY AND STORAGE AREA

15'7" x 7'6" (4.750 x 2.308)

## LANDING

## BEDROOM ONE

11'5" x 11'4" (3.499 x 3.466)

## BEDROOM TWO

14'3" x 6'11" (4.344 x 2.132)

## FAMILY BATHROOM

8'0" x 5'6" (2.452 x 1.677)

## BEDROOM THREE

11'2" x 9'10" (3.405 x 3.006)

## BEDROOM FOUR

8'5" x 5'3" (2.567 x 1.606)

## SHOWER ROOM

6'10" x 5'7" (2.107 x 1.705)

## ENCLOSED REAR GARDEN

## COBBLED FRONT DRIVEWAY

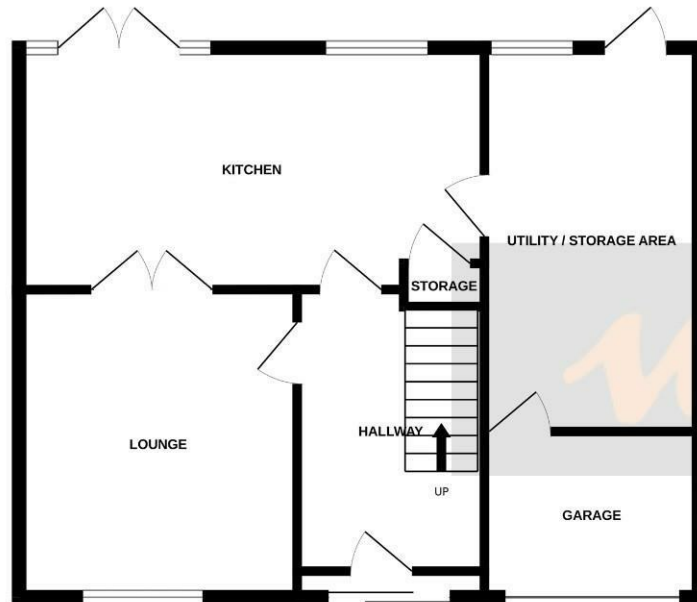
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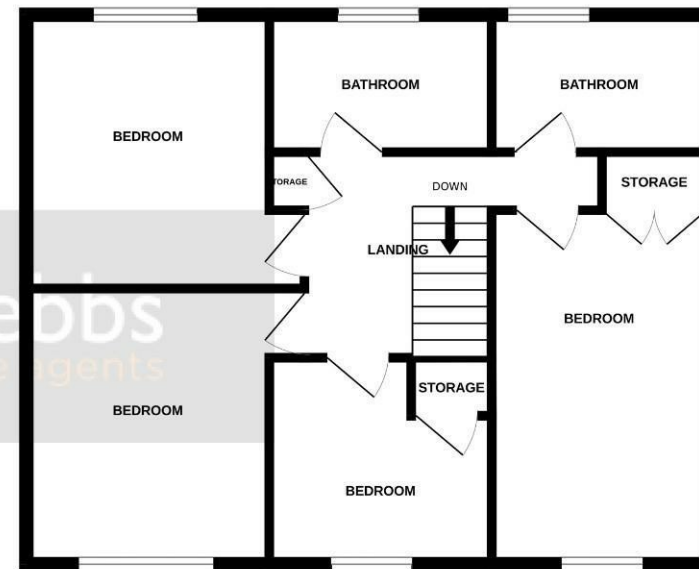




GROUND FLOOR

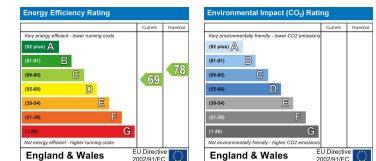


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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