



Webbs

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**Hill Street | Walsall | WS6 7HR**

**Offers In The Region Of £250,000**



## Summary

\*\* DETACHED TRADITIONAL HOME \*\* VIEWING ADVISED \*\* VILLAGE LOCATION \*\* GENEROUS GARDENS \*\* TWO RECEPTION ROOMS \*\* REFITTED KITCHEN \*\* TWO DOUBLE BEDROOMS \*\* MODERN BATHROOM \*\* DOUBLE GLAZED THROUGHOUT \*\* GAS CENTRAL HEATING \*\* CHAIN FREE \*\* EARLY VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are delighted to offer for sale this stunning double-fronted traditional detached home, occupying a desirable position within the sought-after village of Cheslyn Hay. Ideally located close to highly regarded schools, local amenities, and excellent transport links, this charming property combines character features with modern family living.

The accommodation briefly comprises an entrance hall, two spacious reception rooms, with the principal living room benefiting from French doors opening onto a decked seating area and beautifully landscaped rear garden. The modern fitted kitchen provides access to the cellar and a further door leading directly to the garden.

To the first floor, there are two generous double bedrooms and a versatile third room, ideal for use as a nursery, home office, dressing room, or occasional bedroom. A well-appointed family bathroom completes the accommodation.

Externally, the property enjoys attractive landscaped gardens, offering excellent outdoor entertaining and relaxation space.

EARLY VIEWING IS STRONGLY ADVISED TO FULLY APPRECIATE THE CHARM, SPACE, AND LOCATION THIS BEAUTIFUL HOME HAS TO OFFER.

## Key Features

- TRADITIONAL DETACHED DOUBLE FRONTED HOME
- FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- TRADITIONAL FEATURES
- VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

11'5" x 11'4" (3.49m x 3.47m)

### DINING ROOM

11'5" x 9'2" (3.48m x 2.81m)

### KITCHEN

10'7" x 9'3" (3.23m x 2.83m)

### LANDING

### BEDROOM ONE

11'10" x 11'10" (3.63m x 3.62m)

### BEDROOM TWO

11'10" x 9'6" (3.61m x 2.92m)

### BEDROOM THREE

11'9" x 4'0" (3.60m x 1.22m)

### BATHROOM

10'11" x 5'6" (3.33m x 1.69m)

### GENEROUS GARDENS

### Identification Checks (R)







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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	78	G	G
<small>Energy Efficiency Rating Legend (A-G)</small>		<small>Environmental Impact (CO<sub>2</sub>) Rating Legend (A-G)</small>	
<small>England &amp; Wales EU Directive 2002/91/EC</small>		<small>England &amp; Wales EU Directive 2002/91/EC</small>	