



**Robins Close | Cheslyn Hay, Walsall | WS6 7JR**  
**Offers Over £465,500**





# Summary

**\*\* WOW \*\* STUNNING \*\* FOUR BED DETACHED FAMILY HOME \*\* EXCELLENT LOCATION \*\* DECEPTIVELY SPACIOUS \*\* SPACIOUS LOUNGE \*\* DINING ROOM \*\* CONSERVATORY \*\* UTILITY ROOM \*\* GUEST W.C \*\* FOUR DOUBLE BEDROOMS \*\* MASTER EN-SUITE \*\***

WEBBS ESTATE AGENTS have the absolute pleasure of presenting for sale a delightful and deceptively spacious, versatile family home. The property has the perfect blend of contemporary living, with an elegant flow throughout. The home briefly comprises a through entrance hallway, spacious lounge, dining room, conservatory, breakfast kitchen, utility room, guest w.c, four double bedrooms, en-suite bathroom to master, and family bathroom.

**EXTERNALLY**

The home sits on a good-sized plot in a highly desirable and quiet cul-de-sac location. There is a very good sized private double drive. The garden is well established and is not overlooked, giving you a sense of peace and tranquillity. The garage is attached and can be accessed via the property.

**\*\* VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND CONDITION \*\***

# Key Features

- FOUR DOUBLE BEDROOMS
- TWO GOOD SIZED RECEPTION ROOMS
- UTILITY ROOM
- FAMILY BATHROOM
- CLOSE TO ALL LOCAL SCHOOLS
- MASTER EN-SUITE
- CONSERVATORY
- GUEST W.C
- DOUBLE DRIVE
- CLOSE TO ALL MAJOR TRANSPORT LINKS

# Rooms and Dimensions

**ENTRANCE HALLWAY**

**SPACIOUS LOUNGE**

18'6" x 11'3" (5.65 x 3.45)

**DINING ROOM**

11'3" x 10'3" (3.45 x 3.14)

**CONSERVATORY**

11'1" x 10'5" (3.40 x 3.20)

**BREAKFAST KITCHEN**

14'10" x 12'2" (4.53 x 3.71)

**UTILITY ROOM**

5'6" x 5'3 " (1.68m x 1.60m ")

**GUEST W.C**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

13'11" x 12'11" (4.26 x 3.94)

**MATSER EN-SUITE**

**BEDROOM TWO**

11'10" x 10'10" (3.61 x 3.31)

**BEDROOM THREE**

10'0" x 8'3" (3.05 x 2.52)

**BEDROOM FOUR**

11'3" x 9'6" (3.45 x 2.92)

**FAMILY BATHROOM**

**EXTERNALLY**

**PRIVATE DOUBLE DRIVE**

**GARAGE**

**FULLY ENCLOSED REAR GARDEN**

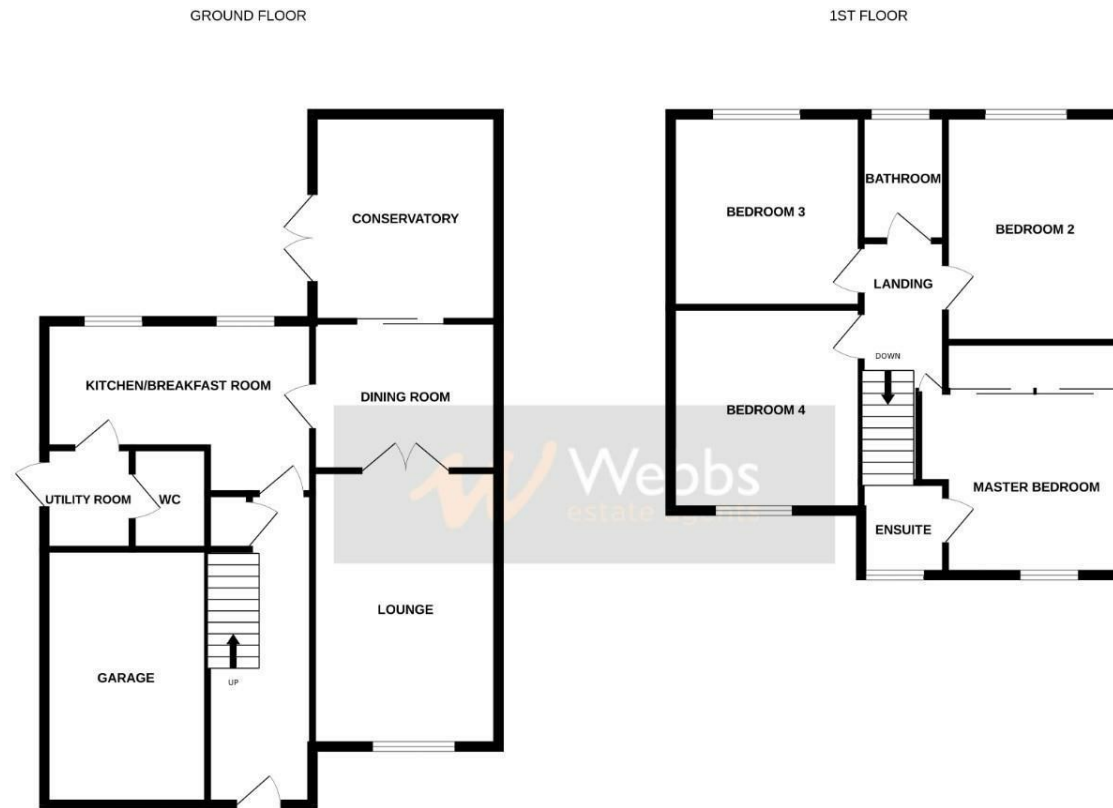
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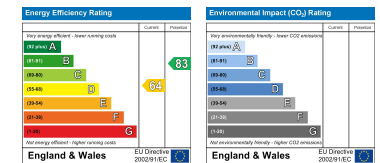






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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