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Coltsfoot View | Walsall | WS6 7BG

£375,000

 **Webbs**
estate agents

Summary

**** EXTENDED DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION ** THREE/FOUR BEDROOMS ** STUNNING GARDEN BAR ** WELL PRESENTED THROUGHOUT** REFITTED KITCHEN ** GUEST WC LANDSCAPED LOW MAINTENANCE GARDENS ** EXCELLENT SCHOOLS ** VIEWING ESSENTIAL**

WEBBS ESTATE AGENTS are delighted to offer for sale this beautifully presented and extended detached family home, situated in the highly desirable area of Cheslyn Hay. The property briefly comprises an entrance hallway, spacious lounge with opening into the dining room, creating an ideal entertaining space, alongside a modern kitchen. There is also a versatile sitting room with guest WC, offering excellent potential for use as an annex, home office, or fourth bedroom. To the first floor, the property benefits from three well-proportioned bedrooms and a contemporary refitted family bathroom.

Externally, the home boasts beautifully landscaped, enclosed front and rear gardens designed for low maintenance, featuring decked and paved patio areas perfect for outdoor entertaining. A standout feature of this exceptional home is the former double garage, which has been transformed into a stunning, fully functional garden bar complete with bi-folding doors, creating an impressive social and entertainment space ideal for hosting family and friends all year round. The property further benefits from ample off-road parking, and early viewing is highly advised to avoid disappointment.

Key Features

- STUNNING DETACHED HOME
- THREE/FOUR BEDROOMS
- LOUNGE WITH MEDIA WALL
- DINING ROOM
- CLOSE TO TRAIN STATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN KITCHEN
- ENVIABLE GARDEN BAR WITH PATIO AREA
- VERSATILE SITTING ROOM WITH GUEST WC
- VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE

SPACIOUS LOUNGE

15'7" x 14'11" (4.752 x 4.566)

DINING ROOM

14'11" x 11'7" (4.548 x 3.541)

MODERN KITCHEN

17'3" x 8'10" (5.274 x 2.703)

SITTING ROOM

17'11" x 7'8" (5.471 x 2.344)

GUEST WC

LANDING

BEDROOM ONE

12'11" x 9'6" (3.961 x 2.912)

BEDROOM TWO

7'7" x 8'11" (2.325 x 2.732)

BEDROOM THREE

10'11" x 5'11" (3.335 x 1.810)

REFITTED FAMILY BATHROOM

5'11" x 5'11" (1.819 x 1.822)

STUNNING GARDEN BAR WITH BI-FOLD DOORS

17'1" x 15'0" max measurements (5.208 x 4.593 max measurements)

ENCLOSED FRONT, SIDE AND REAR GARDEN

BLOCK PAVED DRIVEWAY

IDENTIFICATION CHECKS - C





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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Score	Rating	Score
A	81	B	81
B	69	C	69
C	55	D	55
D	40	E	40
E	25	F	25
F	10	G	10
G	0	G	0

England & Wales EU Directive 2002/91/EC

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