



Webbs
Helping people move since 1994

Swan Close | Cheslyn Hay, Walsall | WS6 7LF
Offers In The Region Of £280,000

W Webbs
estate agents

Summary

** STUNNING FAMILY/FIRST TIME BUYERS HOME ** THREE BEDROOMS ** REFITTED BATHROOM ** LOUNGE ** MODERN KITCHEN DINER ** UTILITY ROOM ** OFFICE/PLAY ROOM ** ENCLOSED REAR GARDEN ** DRIVEWAY ** QUIET CUL-DE-SAC LOCATION ** EXCELLENT SCHOOL CATCHMENT ** VIEWING ESSENTIAL ** BAR **

WEBBS ESTATE AGENTS are pleased to offer for sale a modern show home standard family home, in the popular location of Cheslyn Hay in brief having entrance, lounge with double doors leading into the modern refitted kitchen diner, utility room, play room/office. To the first floor there are three bedrooms the master having fitted bedrooms furniture, refitted three piece family bathroom. Swan Close has space, style, comfort and convenience , with every room been elegantly decorated.

EXTERNALLY

The drive provides ample parking for several vehicles . Although some of the garage is converted there is still some storage space . The garden has been lovingly landscaped giving you a peaceful private area for the family to enjoy

Swan Close is nestled in the delightful village Cheslyn Hay where you will find all your local amenities, schools and doctors .

** VIEWING ESSENTIAL TO APPRECIATE SIZE, STYLE AND LOCATION **

Key Features

- SHOW HOME STANDARD
- GREAT SIZE LOUNGE
- BEAUTIFUL FAMILY BATHROOM
- CUL-DE-SAC
- THREE BEDROOMS
- KITCHEN/DINER
- LANDSCAPED GARDENS
- VILLAGE LOCATION

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE

12'7" x 11'1" (3.86m x 3.40m)

KITCHEN/DINER

14'2" x 9'8" (4.34m x 2.97m)

UTILITY ROOM

11'1" x 6'11" (3.40m x 2.11m)

OFFICE/PLAYROOM

FIRST FLOOR LANDING

MASTER BEDROOM

14'2" x 8'5" (4.34m x 2.57m)

BEDROOM TWO

8'2" x 8'0" (2.51m x 2.46m)

BEDROOM THREE

8'0" x 5'8" (2.46m x 1.75m)

FAMILY BATHROOM

EXTERNALLY

PRIVATE DRIVE

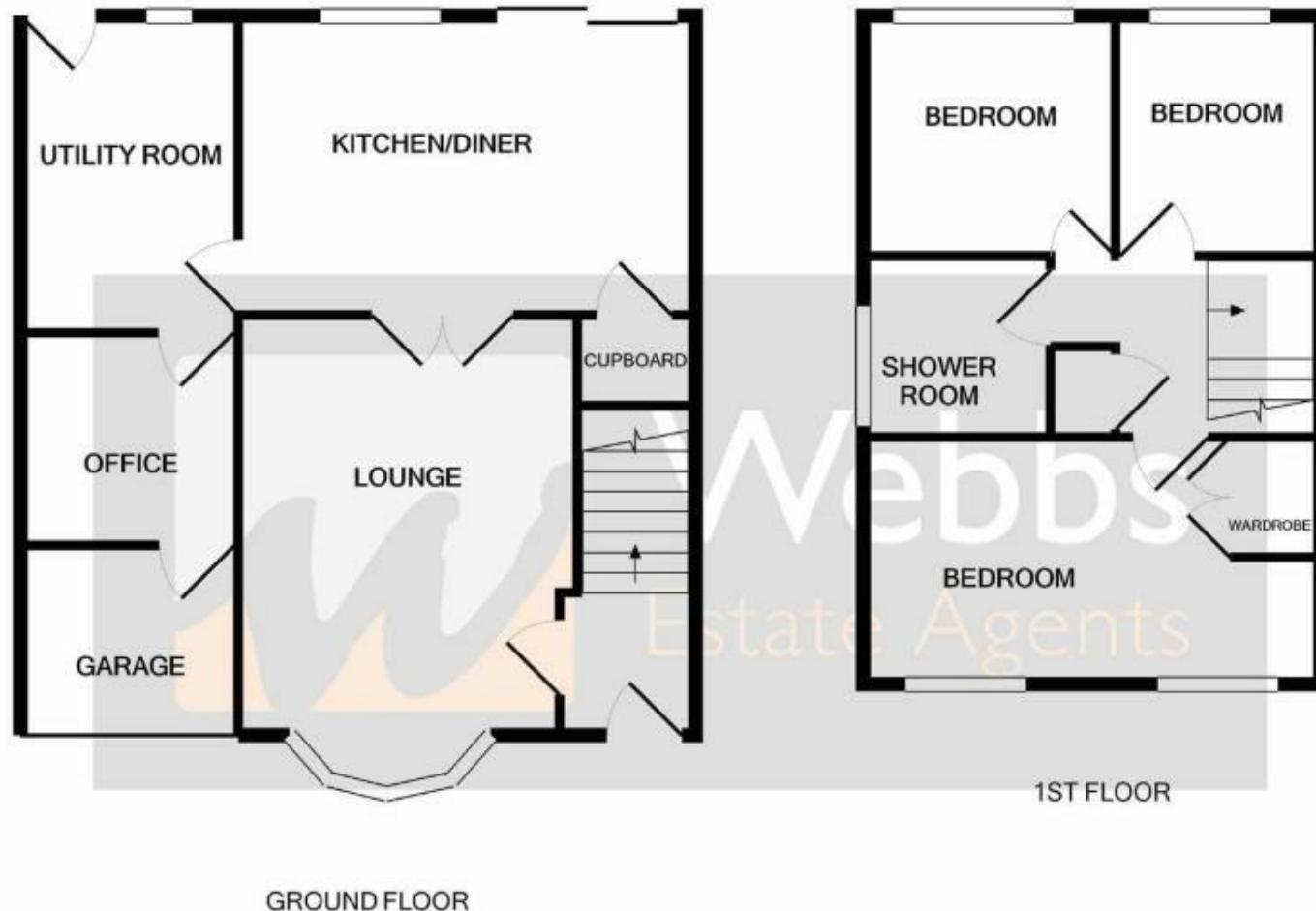
BAR

LANDSCAPED GARDEN

IDENTIFICATION CHECKS - C







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	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
79	73	79	73
A	B	A	B
95-90	91-80	95-90	91-80
85-80	81-70	85-80	81-70
75-70	71-60	75-70	71-60
65-60	61-50	65-60	61-50
55-50	51-40	55-50	51-40
45-40	41-30	45-40	41-30
35-30	31-20	35-30	31-20
25-20	21-10	25-20	21-10
15-10	11-10	15-10	11-10
10-5	5-5	10-5	5-5
5-5	5-5	5-5	5-5
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	