



Bridge Avenue | Chelsyn Hay, Walsall | WS6 7EP

Offers In The Region Of £270,000



## Summary

Webbs Estate Agents are proud to present this beautifully presented and thoughtfully extended three-bedroom semi-detached family home, which offers an exceptional blend of spacious accommodation, contemporary styling and practical family living. Immaculately maintained throughout, the property is ready to move straight into and is perfectly suited to modern lifestyles.

In brief, consisting of an impressive 32ft through lounge and dining area, a superb open and versatile living space flooded with natural light from windows to both the front and rear elevations. The kitchen is well-equipped with an excellent range of units and worktop space, with the added benefit of a separate utility room, a convenient guest WC and a useful store room providing excellent additional storage.

On the first floor are three well-proportioned bedrooms, including a generous principal bedroom complete with a contemporary en-suite shower room. Two further bedrooms offer flexible accommodation for family members, guests or those working from home and are complemented by a family bathroom.

Outside, the property enjoys a generous rear garden, providing an ideal space for entertaining, outdoor dining and family enjoyment, while the front offers ample off-road parking.

Ideally located within easy reach of highly regarded local schools, a range of shops and everyday amenities, the property also benefits from excellent transport links to Cannock, Walsall and the M6 motorway, making it an ideal choice for commuters and families alike.

## Key Features

- POPULAR LOCATION
- LARGE MODERN EN-SUITE
- BLOCK PAVED DRIVEWAY
- LARGE OPEN PLAN LIVING AREA
- CLOSE TO LOCAL SHOPS AND AMENITIES
- THREE BEDROOMS
- LANDSCAPED ENCLOSED REAR GARDEN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- UTILITY AND GUEST WC
- VIEWING ADVISED

## Rooms and Dimensions

### LARGE THROUGH LOUNGE AND DINING ROOM

32'11" x 9'5" (10.04 x 2.89)

### KITCHEN

15'2" x 9'2" (4.64 x 2.80)

### UTILITY

14'1" x 9'2" (4.30 x 2.80)

### GUEST WC

### STORAGE ROOM

9'2" x 4'7" (2.80 x 1.40)

### LANDING

### BEDROOM ONE

11'10" x 9'5" (3.63 x 2.89)

### MODERN EN-SUITE

8'10" x 7'10" (2.70 x 2.40)

### BEDROOM TWO

11'1" x 7'2" (3.40 x 2.20)

### BEDROOM THREE

8'6" x 7'10" (2.60 x 2.40)

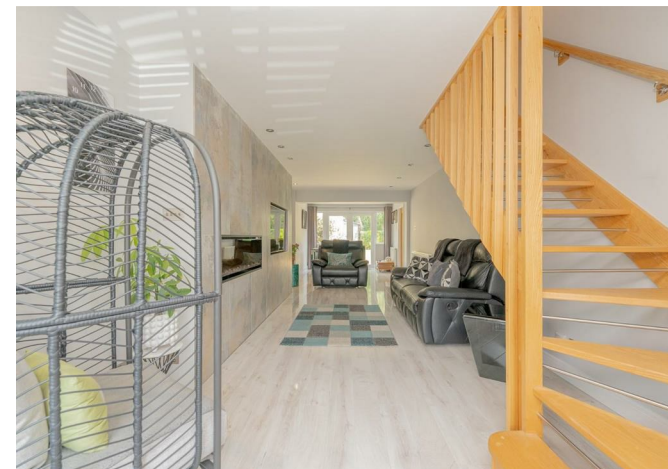
### FAMILY BATHROOM

8'2" x 5'6" (2.50 x 1.68)

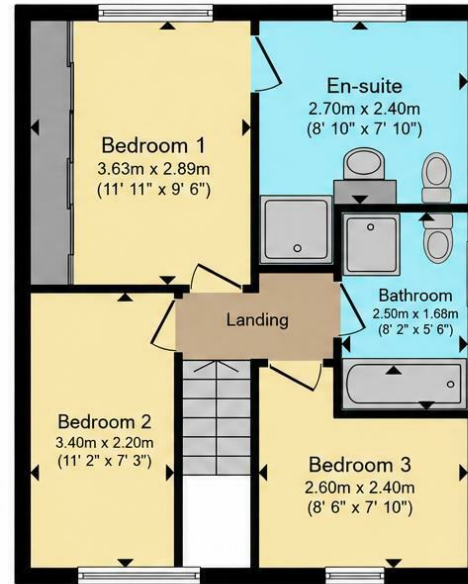
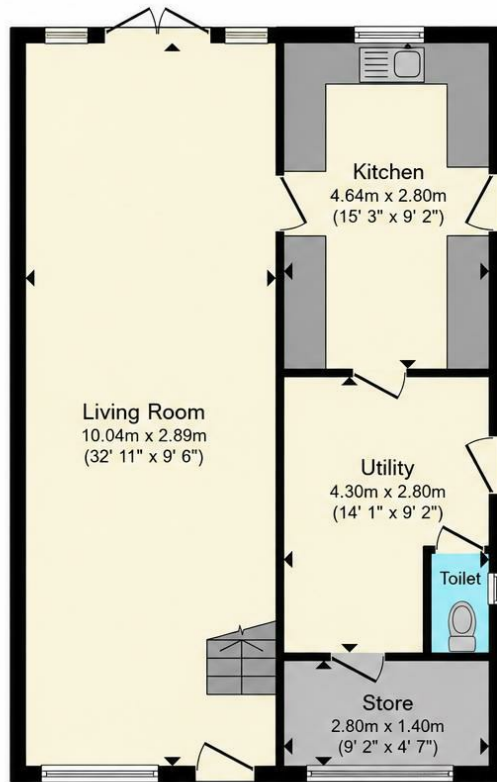
### LANDSCAPED ENCLOSED REAR GARDEN

### BLOCK PAVED DRIVEWAY

### IDENTIFICATION CHECKS - C







**Ground Floor**

**First Floor**

Total floor area 99.4 m<sup>2</sup> (1,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	76	76	76
75	75	75	75
74	74	74	74
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