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ESTATE AGENTS

Station Street | Cheslyn Hay, Walsall | WS6 7EE

Offers In The Region Of £160,000

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Summary

**** SOUGHT AFTER LOCATION ** ON ROAD PARKING ** TRADITIONAL SEMI DETACHED HOME ** TWO DOUBLE BEDROOMS ** LARGE FIRST FLOOR BATHROOM ** TWO RECEPTION ROOMS ** MATURE WELL STOCKED REAR GARDEN ** IDEAL FOR LOCAL SHOPS AND AMENITIES ** EXCELLENT SCHOOL CATCHMENTS ** TRANSPORT LINKS VIA ROAD AND RAIL**

WEBBS ESTATE AGENTS are pleased to offer for sale a traditional semi-detached home within walking distance to local shops, amenities, excellent school catchments and having superb transport links via road and rail.

In brief, consisting of two spacious reception rooms and a kitchen and ample storage space.

To the first floor there are two generous double bedrooms and a large four piece family bathroom, externally the property has outside WC, a mature well stocked rear garden and large block paved patio area having side gated access to the front of the property, this property only has on road parking but everything is within walking distance, early viewing is strongly advised to fully appreciate the size and location.

Key Features

- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOL CATCHMENTS
- LARGE FOUR PIECE BATHROOM
- IDEAL FOR TRANSPORT LINKS
- VIEWING ADVISED
- ON ROAD PARKING
- TWO RECEPTION ROOMS
- MATURE WELL STOCKED GARDEN
- LOCAL SHOPS AND AMENITIES
- TWO GENEROUS DOUBLE BEDROOMS

Rooms and Dimensions

RECEPTION ROOM ONE (LOUNGE)

12'11" x 12'2" (3.94 x 3.73)

RECEPTION ROOM TWO (DINING ROOM)

13'3" x 12'2" (4.06 x 3.71)

KITCHEN

14'4" x 7'6" (4.39 x 2.31)

LANDING

BEDROOM ONE

12'0" x 12'4" (3.68m x 3.76m)

BEDROOM TWO

12'4" x 10'9" (3.78 x 3.28)

LARGE FOUR PIECE BATHROOM

14'0" x 7'4" (4.27 x 2.24)

MATURE REAR GARDEN AND LARGE BLOCK PAVED PATIO ARE

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	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs 77 A		Best environmental impact - lowest CO ₂ emissions 77 A	
70-76	B	70-76	B
64-69	C	64-69	C
55-63	D	55-63	D
49-54	E	49-54	E
45-48	F	45-48	F
39-44	G	39-44	G
35		35	
Not energy efficient - higher energy costs 35 G		Not environmentally friendly - higher CO ₂ emissions 35 G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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