



**PROUD  
GUILD  
MEMBER**  
THE GUILD  
PROPERTY  
PROFESSIONALS

**Rosemary Road | Cheslyn Hay, Walsall | WS6 7DY**

**£270,000**

**Webbs**  
estate agents



## Summary

**\*\* SOUGHT AFTER LOCATION \*\* EXTENDED FAMILY HOME \*\* LARGE ENCLOSED REAR GARDEN \*\* EXCELLENT SCHOOL CATCHMENTS \*\* THREE BEDROOMS \*\* FIRST FLOOR SHOWER ROOM \*\* GROUND FLOOR BATHROOM \*\* TWO RECEPTION ROOMS \*\* MODERN KITCHEN \*\* UTILITY ROOM \*\* EARLY VIEWING IS STRONGLY ADVISED \*\***  
WEBBS ESTATE AGENTS are please to offer for sale a very well presented and extended home in the sought after village location of Cheslyn Hay, offering excellent school catchments, transport links via road and rail and having local shops and amenities on hand.

In brief consisting of entrance hallway, large lounge, dining room with door to the utility room and ground floor bathroom, a modern well equipped kitchen overlooks the large rear garden.

To the first floor there are three generous double bedrooms and a shower room, the loft has a velux window and is prime to convert if desired, externally the large enclosed rear garden is mainly laid to lawn with mature borders and a spacious patio seating area which is ideal for entertaining and a wonderful family area, early viewing is strongly advised to fully appreciate the standard, location and size of accommodation on offer.

## Key Features

- Sought After Location
- First Floor Shower Room
- Modern Kitchen
- Large Enclosed Rear Garden
- Good Transport Links
- Three Double Bedrooms
- Two Generous Reception Rooms
- Ground Floor Bathroom
- Excellent School Catchment
- Early Viewing Recommended

## Rooms and Dimensions

### ENTRANCE HALLWAY

#### LARGE LOUNGE

7'2" x 5'0" (2.201 x 1.534)

#### DINING ROOM

10'10" x 7'2" (3.321 x 2.203)

#### UTILITY ROOM

7'2" x 5'0" (2.201 x 1.534)

#### GROUND FLOOR BATHROOM

9'3" x 4'6" (2.836 x 1.376)

#### MODERN WELL EQUIPPED KITCHEN

10'8" x 9'4" (3.260 x 2.858)

### LANDING

#### BEDROOM ONE

20'9" x 8'8" (6.336 x 2.665)

#### BEDROOM TWO

16'4" x 9'2" (4.982 x 2.813)

#### BEDROOM THREE

9'3" x 6'5" (2.842 x 1.968)

#### FIRST FLOOR SHOWER ROOM

#### LARGE ENCLOSED MATURE REAR GARDEN

#### IDENTIFICATION CHECKS - C



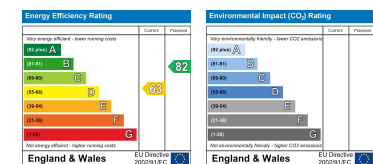






Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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