



Peace Close, Cheslyn Hay  
Walsall, WS6 7DJ

**£195,000**

# Cheslyn Hay

£195,000



Set in the popular Cheslyn Hay Village in a quiet cul de sac location lies this extended three bedroom semi detached property offering fantastic scope for improvement and extension. An internal inspection reveals an inviting entrance hall with doors leading to a large open plan living dining space perfect for entertaining guests, a fitted kitchen with room for appliances, utility room, guest W/C, versatile office/snug and completing the ground floor is a garden room. Stairs lead to the first floor where you have three bedrooms and a family bathroom. To the fore of the property there is a multi vehicle driveway and to the rear there is a privately enclosed and well matured garden. It is worth noting that this property falls within close proximity to highly regarded primary and secondary schools, as well as local amenities and transport links such as a train station and the M6 Toll. **DO NOT MISS OUT ON THE OPPORTUNITY TO VIEW THIS STUNNING HOME!**





## Property Specification

QUIET CUL DE SAC LOCATION  
EXTENDED SEMI DETACHED FAMILY HOME  
MULTI VEHICLE DRIVEWAY  
FANTASTIC POTENTIAL TO IMPROVE & EXTEND  
OPEN PLAN STYLE LIVING DINING SPACE

### Entrance Hall

Living Dining Room  
24' 3" x 15' 11" (7.40m x 4.85m)

Kitchen  
15' 11" x 8' 8" (4.84m x 2.65m)

Snug/Office  
11' 4" x 8' 8" (3.46m x 2.65m)

### Utility room

### W/C

Garden Room  
15' 10" x 8' 0" (4.83m x 2.43m)

### Landing

Bedroom One  
13' 7" x 9' 6" (4.13m x 2.90m)

Bedroom Two  
10' 4" x 9' 6" (3.15m x 2.90m)

Bedroom Three  
7' 10" x 6' 1" (2.38m x 1.85m)

Bathroom  
6' 0" x 5' 9" (1.84m x 1.75m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

