



Station Street, Cheslyn Hay
Walsall, WS6 7ED

Offers in Excess of £170,000

Cheslyn Hay

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This well-presented two-bedroom semi-detached property offers spacious accommodation and an excellent location overlooking Station Street Play Park, making it an ideal home for first-time buyers, small families, or investors.

The ground floor features two generously sized reception rooms, providing flexible living and dining space, along with a fitted kitchen designed for practical everyday use. There is also the added convenience of a downstairs WC.

To the first floor, the property offers two well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a low-maintenance rear garden, perfect for those looking for outdoor space without the upkeep. The property also offers potential to create off-road parking to the rear, subject to any necessary permissions.

With pleasant views overlooking the nearby play park and well-sized accommodation throughout, this property presents a fantastic opportunity and early viewing is highly recommended.





Property Specification

Two bedroom semi-detached property
Two spacious reception rooms
Modern Fitted kitchen
Upstairs family bathroom and additional downstairs WC
Low maintenance rear garden

Inner Porch 0.91m (3'4") x 0.91m (3'6")

Living Room 3.78m (12'5") x 3.16m (10'5")

Dining Room 3.78m (12'5") x 3.51m (11'6")

Kitchen 3.38m (11'1") x 2.31m (7'7")

WC 1.22m (4'7") x 0.92m (3'5")

Bedroom 3.80m (12'6") x 3.50m (11'6")

Bathroom 2.14m (7'9") x 3.05m (10'4")

Bedroom 3.80m (12'6") x 3.48m (11'5")

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Gas, Electric and Mains plumbing
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

