

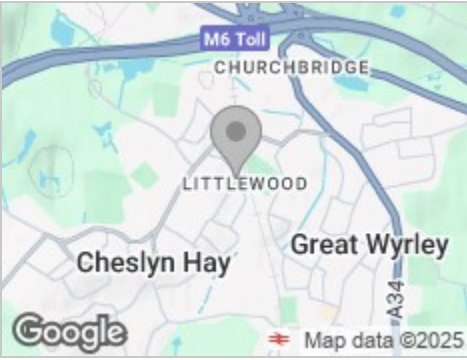
Road Map



Hybrid Map



Terrain Map



Floor Plan



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## 117 Glenthorne Drive

Cheslyn Hay, Walsall WS6 7DD  
Offers Over £210,000 Freehold

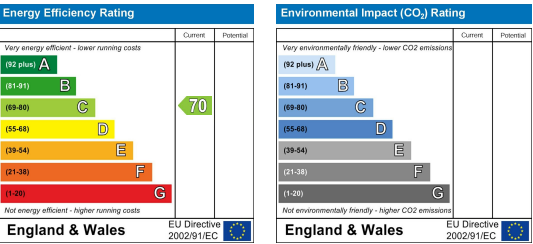


### Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Performance Graphs



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# 117 Glenthorne Drive

Cheslyn Hay, Walsall WS6 7DD

Offers Over £210,000 Freehold



## BRIEF DESCRIPTION

Situated on Glenthorne Drive in Cheslyn Hay, this semi-detached family home offers a delightful blend of comfort and potential. Spanning an impressive 1,023 square feet, the property boasts three spacious bedrooms, making it an ideal choice for families or those seeking extra space.

Built in 1970, this residence has been thoughtfully updated, featuring newly decorated interiors and fresh carpeting throughout. The gas central heating and PVCu double glazing ensure a warm and inviting atmosphere, perfect for year-round living. Upon entering, you are greeted by an enclosed porch that leads into a welcoming entrance hall. The rear lounge and dining room provide a generous area for relaxation and entertaining, while the modern kitchen is well-equipped for culinary enthusiasts.

The property also includes a well-appointed bathroom and a convenient WC, catering to the needs of a busy household. For those with vehicles, the single car integral garage offers secure parking, complemented by additional parking space on the driveway.

The enclosed rear garden presents a private outdoor retreat, ideal for family gatherings or quiet evenings. Furthermore, the home is conveniently located close to schools and all the usual village amenities, making it a practical choice for families.

With excellent potential for further enhancement, this property is a fantastic opportunity for those looking to create their dream home in a desirable location. Whether you are a first-time buyer or seeking a family residence, this charming home on Glenthorne Drive is not to be missed.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### AN ENCLOSED STORM PORCH

With PVCu double glazed entrance door and personal door leading into the integral, garage, together with part glazed entrance door opening into the;-

### 'L' SHAPED RECEPTION HALL

Having an easy rise dogleg staircase to the first floor, useful understairs storage, single panel radiator with thermostatic valve and doors radiating to the following;-

### HALF TILED KITCHEN measuring

10'2" x 8'2" (3.11m x 2.5m)

Equipped in a range of light Oak effect base and wall units having contrasting roll topped work surfaces incorporating a white one and a half bowl single drainer sink unit with mixer tap, brand new electric fan assisted oven with a ceramic electric hob and extractor hood over, space for a fridge and washing machine, PVCu double glazed personal door and window to the side elevation and an obscure glazed window into the rear dining area.

### FULL WIDTH REAR LOUNGE/DINING ROOM measuring

19'8" max x 9'10" max (6m max x 3m max)

The focal point of which is provided by a Yorkstone feature fireplace with inset electric fire, raised slate hearth and timber solid plinths, two single panel radiators, each with thermostatic valves, coved ceiling, dado rail and PVCu double glazed French doors leading to the rear patio.

### ON THE FIRST FLOOR

### A SPACIOUS 'L' SHAPED LANDING AREA

With loft access and PVCu double glazed windows to the front aspect. Has doors radiating to the following;-

### REAR BEDROOM ONE measuring

12'7" x 10'5" max (3.85m x 3.2m max)

Having a built in double wardrobe with mirror sliding doors, single panel radiator with thermostatic valve and coved ceiling.

### FRONT BEDROOM TWO measuring

11'6" x 7'10" (3.52m x 2.4m)

Having a large PVCu double glazed picture window to the front aspect, single panel radiator with thermostatic valve and built in double wardrobe.

### REAR BEDROOM THREE measuring

13'9" max x 7'0" (4.19m max x 2.13m)

Having a PVCu double glazed window to the rear aspect, single panel radiator with thermostatic valve and built in double wardrobe.

### FULLY TILED BATHROOM/WC

Having an antique style white suite comprised of panelled bath with electric shower and rail, pedestal wash hand basin, low level WC, single panel radiator with thermostatic valve, PVCu double glazed window to the side aspect and built in airing cupboard housing the Ideal combination/condensing boiler (installed 2020).

### OUTSIDE

### A SINGLE CAR INTEGRAL GARAGE measuring

19'1" x 8'0" max (5.83m x 2.45m max)

Having an up and over garage door and access from the paved driveway which provides off road parking for approximately 2 cars.

### GARDEN

There is a gated pedestrian side entrance leading to the fully enclosed rear garden, having a good sized patio area with gravelled area and tiered lawn with mature conifers.

### GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

