



Crowberry Close, Clayhanger, Walsall



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Offers in excess of £380,000



## Key Features

- Popular location
- Detached property
- Four bedrooms
- Family bathroom, ensuite and downstairs w.c
- Kitchen and separate utility space
- Two reception rooms and a conservatory
- EPC rating TBC







#### \*\*\*\*BEAUTIFUL DETACHED FAMILY HOME\*\*\*\*

The property is located in the popular area of Clayhanger. The village has shops, a school and transport links to the towns of Walsall, Cannock & Lichfield, the M6 motorway and toll.

The property has a large driveway to the front, a lounge, a second reception room opening up to the conservatory, a fully fitted kitchen, utility and downstairs w.c. Upstairs there are four sizeable bedrooms with the master having an en-suite and a family bathroom.

Early viewing is highly recommended.

Tenure:Freehold

Council tax:D

EPC: TBC

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

#### Frontage

Having a driveway offering parking for 2 vehicles and a large gravel area which can offer further off road parking. There is a

side gate giving access to the rear garden and a garage space for storage but could be opened back up to a full size garage.

#### Lounge 3.57m x 5.03m (11'8" x 16'6")

Located off the hallway at the front of the property, having bay window allowing in plenty of natural light.

#### Reception room 2.77m x 3.54m (9'1" x 11'7")

A second reception room which opens up into the conservatory, offering views of the rear garden making this the perfect space for relaxing.

#### Kitchen 4.36m x 2.12m (14'4" x 7'0")

Modern fitted Kitchen having matching grey gloss wall and base units with contrasting worktops. The Kitchen benefits from integrated oven, hob and extractor and a breakfast bar.

#### Utility 2.41m x 2.82m (7'11" x 9'4")

The property owners have converted part of the garage creating a utility area offering space for several appliances.

#### Downstairs w.c 2.1m x 1.43m (6'11" x 4'8")

Having built in w.c and vanity basin unit and a large storage cupboard.

#### Bedroom one 3.33m x 3.01m (10'11" x 9'11")

Double bedroom positioned at the front of the property benefiting from built in wardrobes and an ensuite shower room.

#### Ensuite 1.68m x 1.45m (5'6" x 4'10")

Having a built in w.c and vanity basin unit and shower cubical with electric shower.

#### Bedroom two 3.3m x 3.07m (10'10" x 10'1")

Double bedroom positioned at the rear of the property overlooking the rear aspect and benefiting from built in wardrobes.

#### Bedroom three 3.92m x 2.27m (12'11" x 7'5")

Double bedroom positioned at the rear of the property overlooking the rear aspect and benefiting from built in wardrobes.







### Bedroom four 2.12m x 2.28m (7'0" x 7'6")

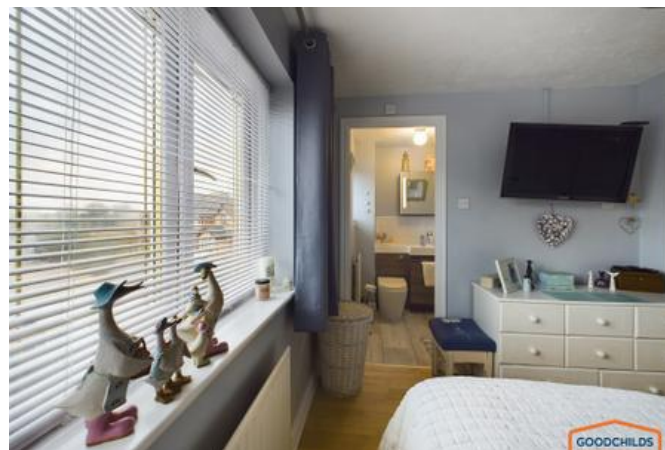
Single bedroom positioned at the front of the property.

### Family bathroom

Fully tiled bathroom having mains rainfall shower over the bath, a vanity basin unit, w.c and integrated storage.

### Rear garden

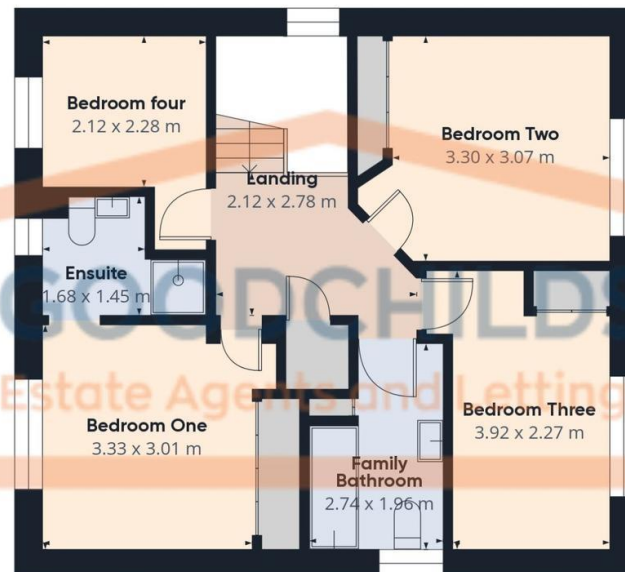
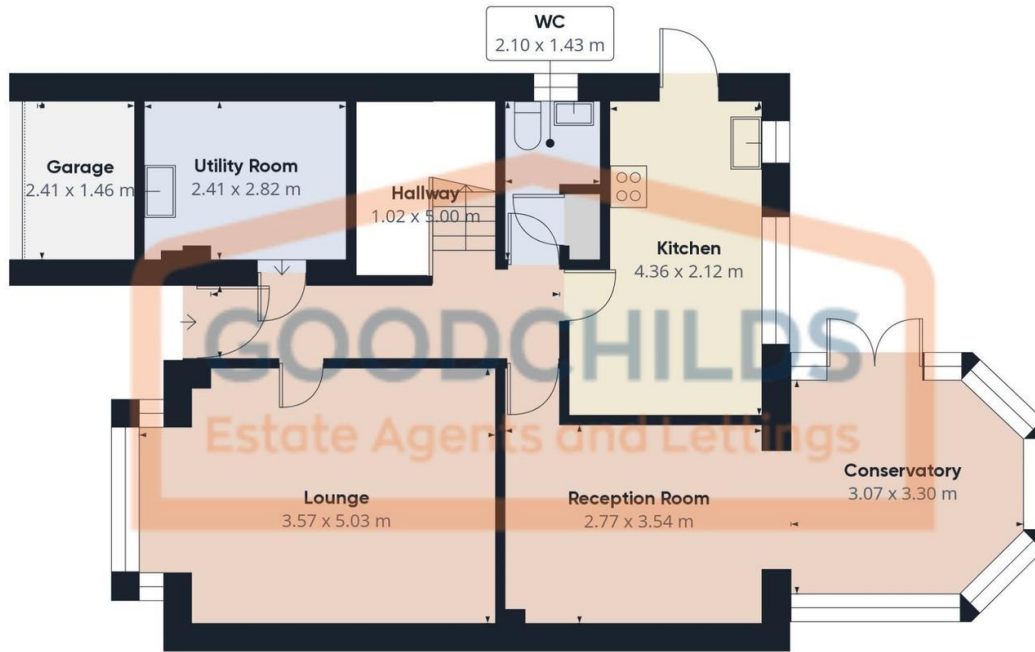
The enclosed landscaped rear garden can be accessed from both the kitchen and conservatory and has a block paved patio area and lawn area.











**Approximate total area<sup>(1)</sup>**  
123.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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