



High Street, Clayhanger



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Offers in excess of £260,000



Key Features

- Beautiful detached property being sold with no chain
- Popular location
- Excellent size rooms throughout
- Garage and driveway
- Large landscaped garden
- Family bathroom
- EPC rating D
- Freehold





****THREE BEDROOM 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 garage and driveway to the front, porch, entrance hallway, lounge, conservatory, kitchen/diner and upstairs is three bedrooms and a family bathroom. The property is neutrally decorated throughout and benefits from lots of natural light.

Tenure: Freehold

Council tax: C

EPC: D

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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort, will carry out the initial checks on our behalf. The non-refundable cost is £30 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







Frontage

Having block paved driveway offering off road parking and giving access to the garage. The property is accessed via the porch entrance and has a gate either side giving access to the rear garden.

Lounge

Neutrally decorated large lounge located off the entrance hallway and giving access to the conservatory.

Conservatory

Fully glazed conservatory access via patio door from the lounge, the perfect space to relax in.

Kitchen/Diner

Modern fitted kitchen having matching wall and base units with tiled splash backs and integrated oven, hob and extractor.



Bedroom One

Large double bedroom at the rear of the property having large window allowing in plenty of natural light and offering views of the rear garden.

Bedroom Two

Large double bedroom at the front of the property having large window allowing in plenty of natural light.

Bedroom Three

Double bedroom at the rear of the property having large window allowing in plenty of natural light and offering views of the rear garden.

Family Bathroom

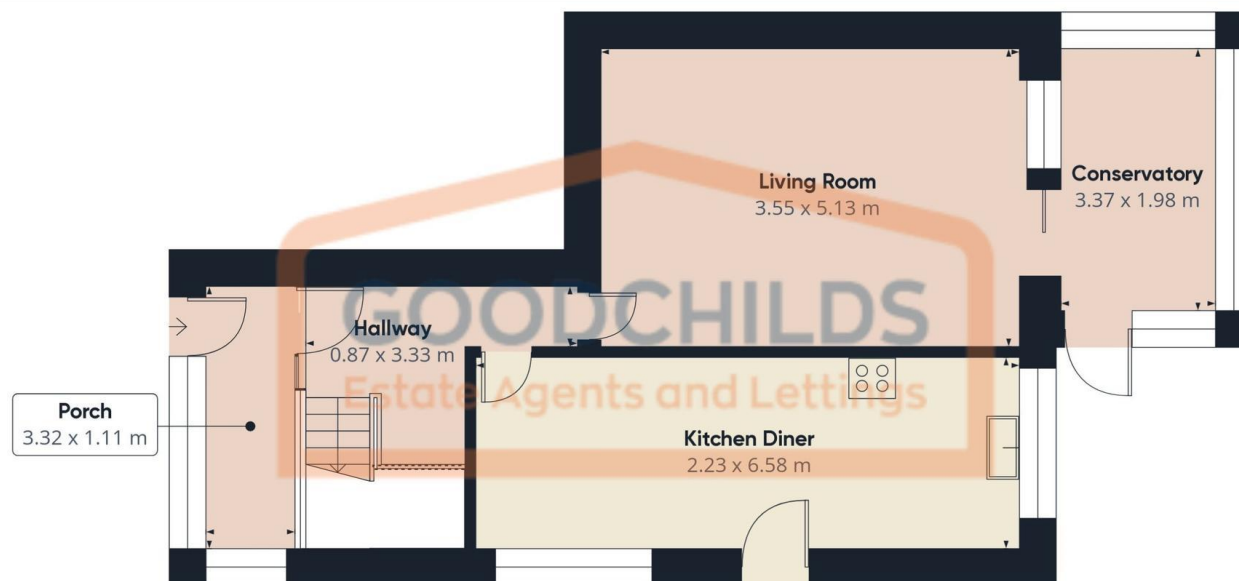
Large family bathroom having fitted bath, large walk in shower with mains rainfall shower, vanity basin with drawers and w.c.

Rear Garden

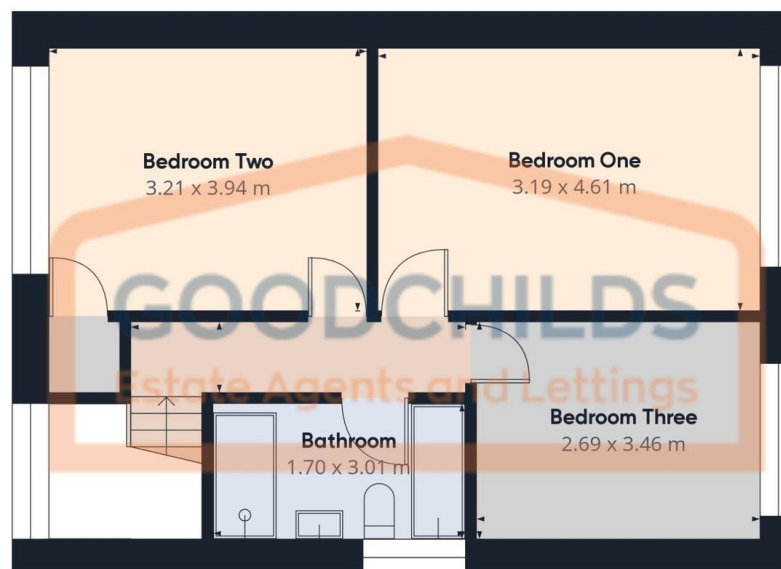
Large enclosed rear garden, having two separate lawn areas, patio area directly out of the property and then a raised patio area further along the garden with a pergola.







Ground floor



Floor 1



Approximate total area⁽¹⁾

98.15 m²

Reduced headroom

0.05 m²

(1) Excluding balconies and terraces

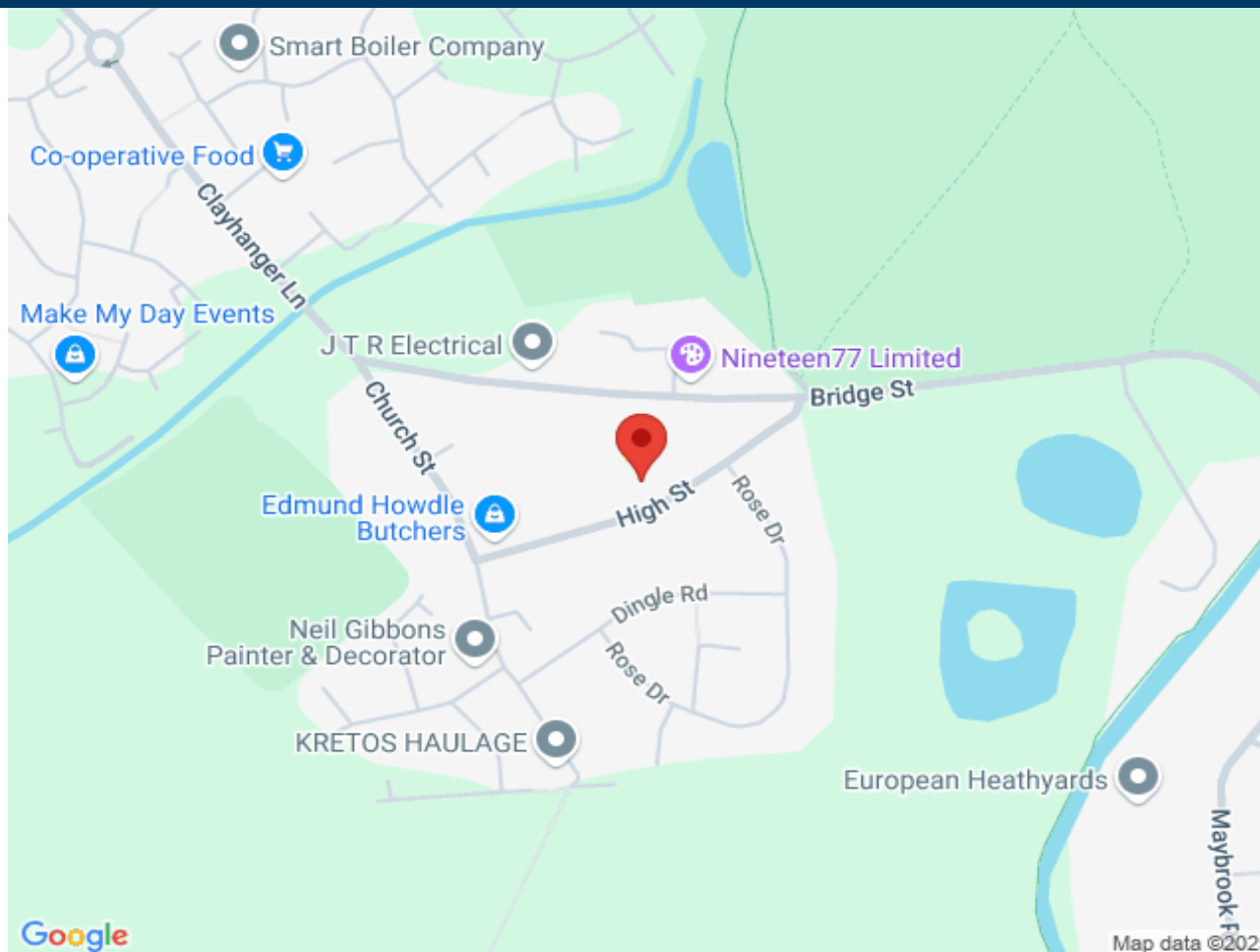
Reduced headroom

..... Below 1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

