



Clydesdale Road, Clayhanger



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OIRO £395,000



Key Features

- Quiet cul-de-sac location
- No chain
- Detached property
- Four bedrooms
- Family bathroom, ensuite and downstairs w.c
- Kitchen and separate Utility
- EPC rating C
- Freehold





****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 driveway to the front, porch and entrance hallway, a lounge, dining room and further reception room, a kitchen, separate utility and downstairs w.c. On the first floor is four sizeable bedrooms with the master having an en-suite and a family bathroom. The property benefits from gas central heating and double glazing throughout, an enclosed rear garden and detached garage.

Early viewing is highly recommended.

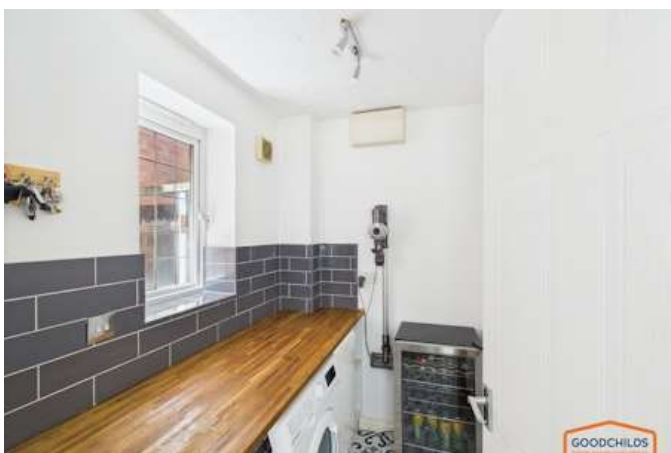
Tenure: Freehold

Council tax: E

EPC: C

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 £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







Frontage

Located in a quiet cul-de-sac location having off road parking to the front and detached garage.

Lounge 3.27m x 4.63m (10'8" x 15'2")

Neutrally decorated, having French doors allowing in plenty of natural light and offering views of the rear garden.

Dining Room 3.41m x 2.68m (11'2" x 8'10")

Located at the front of the property, having space for a large dining table.

Kitchen 3.62m x 3.52m (11'11" x 11'6")

Beautiful bright modern Kitchen, having matching wall and base units, contrasting work tops and breakfast bar. Located off the Kitchen is a separate utility having space for two appliances.

Reception Room 2.44m x 4.35m (8'0" x 14'4")

This reception room is an extension off the Kitchen accessed via an archway. There is a patio door leading out into the rear garden, the perfect space for relaxing.



Bedroom One 3.04m x 3.09m (10'0" x 10'1")

Double bedroom positioned at the rear of the property having built in wardrobes and ensuite shower room.

Ensuite 1.47m x 1.94m (4'10" x 6'5")

Ensuite shower room having shower cubicle with mains shower, basin and w.c.

Bedroom Two 2.82m x 2.75m (9'4" x 9'0")

Double bedroom positioned at the front of the property benefitting from built in wardrobes.

Bedroom Three 2.36m x 2.96m (7'8" x 9'8")

Located at the front of the property having built in cupboard space.

Bedroom Four 2m x 2.68m (6'7" x 8'10")

Single bedroom positioned at the rear of the property offering views of the rear garden.

Family Bathroom 2.02m x 1.71m (6'7" x 5'7")

Fully tiled family bathroom having mains shower over bath, basin and w.c.

Rear Garden

The enclosed rear garden can be accessed by either the lounge or reception room and offers a patio area, lawn area and access to the detached garage.







Ground floor

Approximate total area^m
103.6 m²

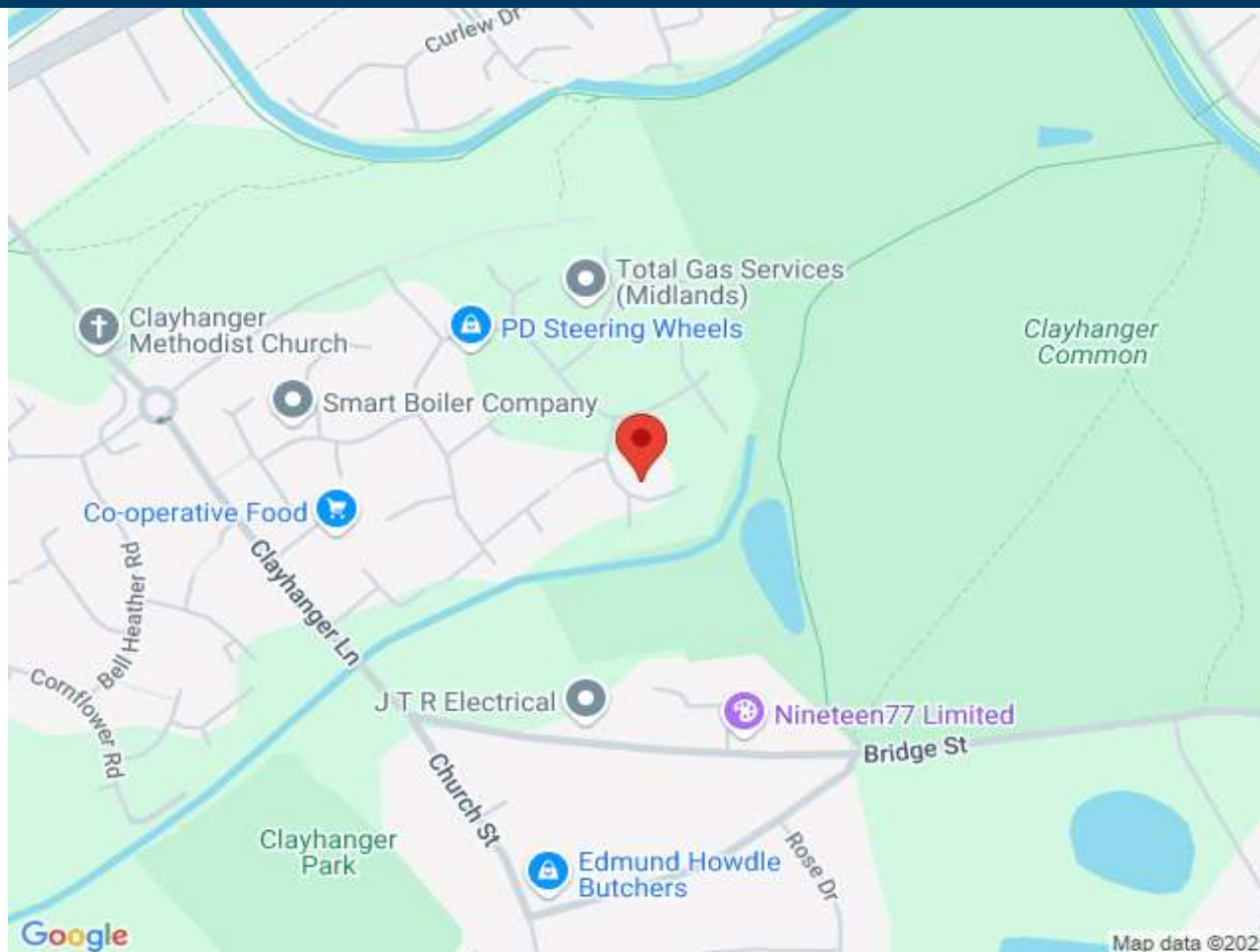


Floor 1

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

