



Bridge Street, Clayhanger



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OIRO £205,000



Key Features

- Popular location
- Semi detached home
- Two bedrooms
- Family bathroom
- Downstairs shower room
- Driveway and garage
- EPC rating TBC
- Freehold





LOVELY TWO BEDROOM 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, entrance hallway, lounge, kitchen and downstairs shower room. Upstairs there are two bedrooms, one to the front and one to the rear and a family bathroom.

Tenure: Freehold

Council tax: B

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.

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

Having block paved driveway offering parking for several vehicles.

Lounge

Large lounge with window to both the front and rear of the property allowing in plenty of natural light.

Kitchen

Having matching wall and base units and integrated oven, hob and extractor.

Shower room

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

Bedroom one

Double bedroom to the front of the property having bay window and built in storage.

Bedroom two

Double bedroom to the rear of the property.

Bathroom

Fully tiled bathroom having bath, basin and w.c.

Rear garden

Enclosed rear garden having block paved patio area, raised gravel beds and lawn area. There is a gate leading round to the car port at the side of the property.







Ground floor

Approximate total area⁽¹⁾
76 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.

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