

# CHRIS FOSTER & Daughter

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## 12 Church Street, Clayhanger, WS8 7EG Guide Price £239,950

An extremely well maintained and presented extended Semi Detached family residence situated in this popular residential location close to local amenities.

\* Reception Hall \* Extended Lounge/Dining Room \* Fitted Kitchen \* Three Bedrooms \* Modern Bathroom \* Integral Garage and Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* Open Aspect To Rear \*

Council Tax Band C  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 12 Church Street, Clayhanger



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen

# 12 Church Street, Clayhanger



**Fitted Kitchen**



**Bedroom One**



**Bedroom Two**



**Bedroom Three**

# 12 Church Street, Clayhanger



Bathroom



Bathroom



Rear Garden



Rear Garden

# 12 Church Street, Clayhanger

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented extended Semi Detached family residence occupying an excellent position with open aspect to rear in this popular residential location and being close to local amenities.

Clayhanger has local shopping facilities at Clayhanger Lane whilst Brownhills High Street is approximately 1 mile distance with its more comprehensive amenities including a Tesco together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 3 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises of the following:

## **RECEPTION HALL**

having PVCu double glazed entrance door, central heating radiator, gas wall heater, two ceiling light points and large walk in storage cupboard off.

## **LOUNGE/DINING ROOM**

6.10m x 4.80m (20'0 x 15'9)

having PVCu double glazed patio door and window to the rear elevation, feature rustic brick fireplace with gas coal effect fire fitted, two ceiling light points and two central heating radiators.

## **FITTED KITCHEN**

3.53m x 2.84m (11'7 x 9'4)

having PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, and tiled surround, space for cooker with extractor canopy over, space and plumbing for automatic washing machine and dishwasher, space for additional appliances, ceiling light point and wall mounted "Glow Worm" gas central heating boiler.

## **FIRST FLOOR LANDING**

having ceiling light point, ceiling coving, loft access and airing cupboard off.

## **BEDROOM ONE**

3.66m x 3.35m (12'0 x 11'0)

having PVCu double glazed window to rear elevation, ceiling light point, ceiling coving, central heating radiator and built in wardrobe.

## **BEDROOM TWO**

3.20m x 2.69m (10'6 x 8'10)

having PVCu double glazed window to front elevation, built in wardrobe, ceiling light point, ceiling coving and central heating radiator.

# 12 Church Street, Clayhanger

## **BEDROOM THREE**

2.62m x 2.06m (8'7 x 6'9)

having PVCu double glazed window to rear elevation, range of fitted wardrobes, ceiling light point, central heating radiator and ceiling coving.

## **MODERN BATHROOM**

having PVCu double glazed frosted window to front elevation, panelled bath with mixer tap and hand held shower attachment, vanity wash hand basin and WC unit with storage cupboard below, tiled splash backs, separate tiled shower cubicle, ceiling light point, additional inset ceiling spotlight/extractor and central heating radiator.

## **OUTSIDE - INTEGRAL GARAGE**

4.80m x 2.29m (15'9 x 7'6)

having up and over door, fluorescent strip light, gas and electric meters.

## **FORE GARDEN**

having double width block paved driveway, floral display and gated side access leads to:

## **GOOD SIZED REAR GARDEN**

having paved patio area, lawn with side borders, timber fencing, additional paved area to rear with useful shed and open aspect.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor.

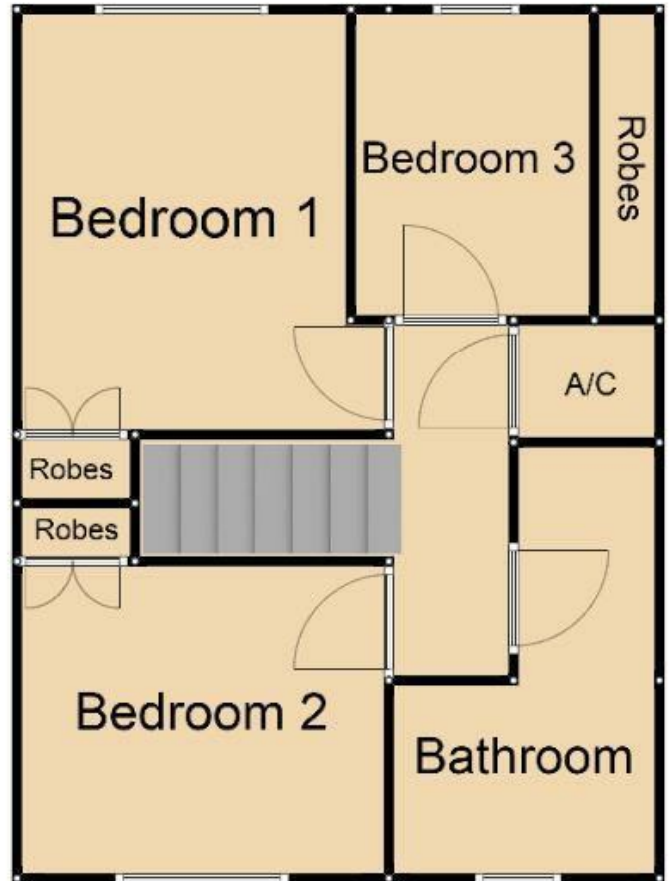
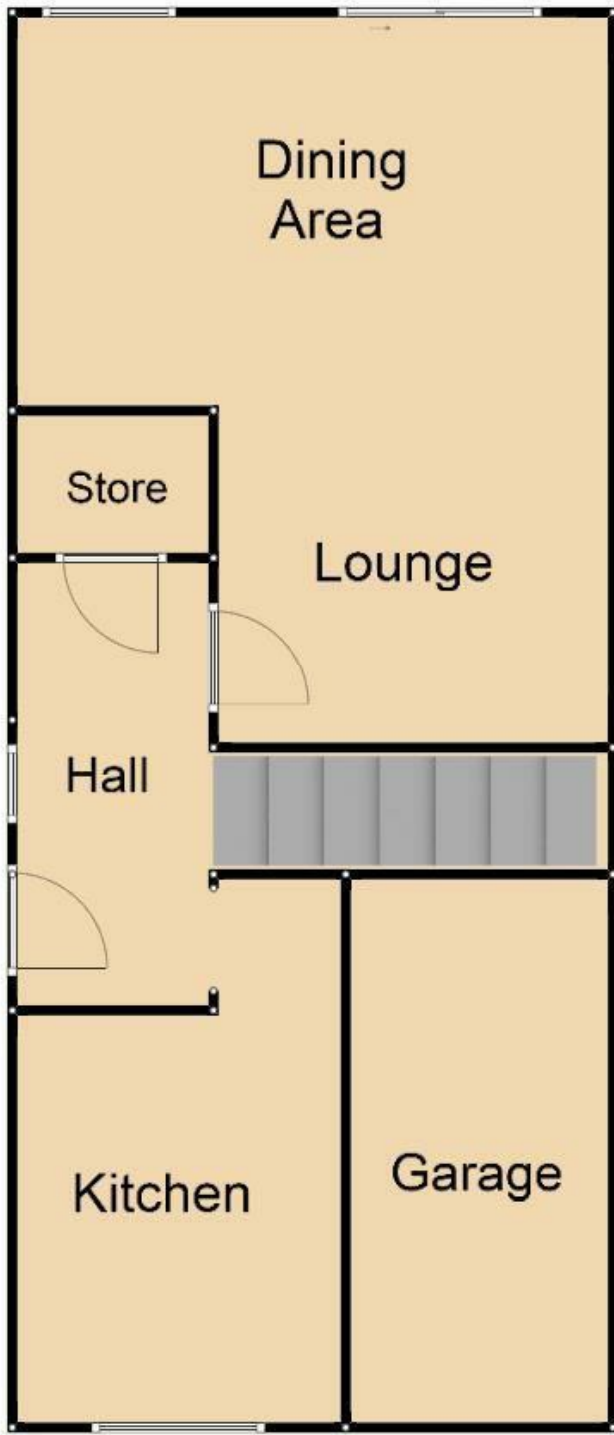
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor.

Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract.

Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy.

All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 12 Church Street, Clayhanger



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		