



Crowberry Close, Clayhanger  
Walsall, WS8 7RH

Offers in the Region Of £425,000

# Clayhanger

Offers in the Region Of £425,000



Paul Carr Estate Agents are pleased to offer for sale this stunning four-bedroom detached family home in a secluded cul-de-sac location on the outer edge of Clayhanger village.

The property enjoys open views over countryside to the front and has its own gate to access this for stunning walks on your doorstep. The property has been much improved by its current owners including the addition of an inglenook fireplace to the lounge with a multifuel log burner.

There is ample parking to the front of the property and a generous lawned area which has the potential to construct a double garage (subject to planning permission) and a rear garden which is well stocked.

The property boasts a fitted dining kitchen with integrated appliances and a separate utility area. Adjoining the kitchen is an additional room currently used as a dance studio but would lend itself to various uses. On the first floor are four bedrooms - the master bedroom having fitted wardrobes and a refitted en suite shower room.

The family bathroom has been re-fitted also with a modern suite.





## Property Specification

STUNNING DETACHED HOME  
 SECLUDED CUL-DE-SAC LOCATION WITH OPEN VIEWS TO  
 FRONT  
 THROUGH HALL & GUEST CLOAK ROOM  
 LOUNGE WITH INGLENOOK FIREPLACE AND LOG BURNER  
 DINING ROOM & FURTHER RECEPTION ROOM

Entrance Hallway

Guest WC

Lounge 19' 11" x 11' 9" (6.07m x 3.58m)

Dining Room 11' 9" x 9' 5" (3.58m x 2.87m)

Kitchen/Breakfast Room 14' 4" x 10' 4" (4.37m x  
 3.15m)

Study/Dance Studio 11' 0" x 8' 2" (3.35m x 2.49m)

Bedroom One 12' 2" x 12' 0" (3.71m x 3.65m)

En-suite

Bedroom Two 11' 3" x 12' 0" (3.43m x 3.65m)

Bedroom Three 11' 6" x 9' 0" (3.50m x 2.74m)

Bedroom Four 8' 5" x 6' 11" (2.56m x 2.11m)

Family Bathroom

Garage

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
 Came on the market: 16th May 2023

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
 Council tax band: E  
 Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

