



Rose Drive, Clayhanger  
Walsall, WS8 7EB

£240,000

# Clayhanger

£240,000

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Paul Carr Estate Agents are pleased to offer for sale this well presented and much improved three bedroom semi detached home situated in Clayhanger village and situated close to local shops and school.

Offered with no upward chain the property briefly comprises: storm porch, hall, lounge, spacious dining kitchen, lean-to, three bedrooms, bathroom and a large brick shed.

Externally the property has front & rear gardens.





## Property Specification

THREE BEDROOM SEMI DETACHED  
LOUNGE  
SPACIOUS DINING KITCHEN  
BATHROOM WITH SHOWER OFF ROAD PARKING  
FRONT & REAR GARDENS

### Entrance Porch

### Hallway

Lounge 11' 2" max x 14' 2" (3.40m max x 4.33m)

Kitchen/Diner 8' 9" x 20' 6" (2.66m x 6.24m)

Bedroom One 11' 6" ex wardrobes x 11' 3" (3.51m  
ex wardrobes x 3.43m)

Bedroom Two 8' 11" x 11' 7" (2.71m x 3.52m)

Bedroom Three 8' 1" x 8' 9" (2.47m x 2.66m)

### Shower Room

### 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: 25th August 2023

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: B  
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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

