



Mountain Ash Road, Clayhanger  
Walsall, WS8 7QS

Offers in Excess of £400,000



# Clayhanger

Offers in Excess of £400,000



Set in a sought-after Cul-de-Sac location within easy reach of schools, amenities and transport links and with pleasant field views to the front, this impressive, detached property boasts immaculately presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to storage cupboard and guest WC off, light and airy living room with bay window to the front and feature fireplace with gas fire inset, separate dining room, beautifully appointed kitchen with a range of wall / base units, integrated dishwasher and double oven, space for a range cooker and access to the useful utility room which features further fitted units, plumbing for a washing machine and door to the rear garden. Completing the ground floor there is an additional breakfast room with French windows leading into the generous P-shaped conservatory which overlooks the rear garden. To the first floor, bedroom one is a double bedroom with fitted wardrobes and an ensuite shower room and there are three further excellent bedrooms and the family shower room with suite comprising WC, wash basin and shower cubicle with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with an attractive patio area and there is a block paved driveway to the front of the property providing off-road parking for multiple vehicles and giving access to a useful storage space.







## Property Specification

IMMACULATELY PRESENTED, DETACHED FAMILY HOME  
 PLEASANT FIELD VIEWS TO THE FRONT  
 LIGHT AND AIRY LIVING ROOM  
 DINING ROOM AND SEPARATE BREAKFAST ROOM  
 SUPERB KITCHEN, UTILITY AND LARGE CONSERVATORY

### Hall

Lounge 5.81m (19'1") max into bay x 3.26m (10'8")

Kitchen 3.78m (12'5") x 3.15m (10'4") max

Dining Room 3.64m (11'11") x 2.38m (7'10")

Breakfast Room 3.05m (10') x 2.68m (8'9")

Conservatory 5.84m (19'2") max x 3.36m (11') max

Utility 2.58m (8'5") x 2.38m (7'10")

### WC

### Landing

Bedroom 1 3.98m (13') max into bay x 3.40m (11'2")

En-suite 2.48m (8'1") max x 1.29m (4'3") max

Bedroom 2 3.83m (12'7") x 2.53m (8'3")

Bedroom 3 2.70m (8'10") x 2.53m (8'3")

Bedroom 4 3.40m (11'2") x 1.99m (6'6")

Shower Room 2.48m (8'1") x 1.66m (5'5")

### 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: 13th March 2024

### Viewer's Note:

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

## Map Location

