



Bridge Way, Clayhanger  
Walsall, WS8 7EJ

£235,000

# Clayhanger

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NEW...MUCH IMPROVED FAMILY HOME...NO CHAIN...OPEN ASPECT TO REAR.

A well-presented semi-detached home affording both off road parking and conservatory while being pleasantly situated within a residential cul-de-sac.

The main bedroom benefits from an adjoining ensuite SHOWER ROOM, while two further bedrooms are served by a modern re-fitted bathroom.

Meanwhile the ground floor offers a good size living area combining a lounge/dining area to the rear, while the re-fitted dining kitchen overlooks the front aspect.





## Property Specification

THREE BEDROOMS  
MASTER BEDROOM WITH ENSUITE  
LUXURY RE-FITTED BATHROOM  
OPEN ASPECT TO REAR  
CUL-DE-SAC LOCATION

### Entrance Hall

Kitchen/Diner 15' 2" x 10' 2" (4.63m x 3.10m)

Lounge 15' 1" x 10' 10" (4.60m x 3.30m)

Conservatory 15' 1" x 6' 7" (4.6m x 2.0m)

Bedroom One 14' 4" x 9' 2" (4.36m x 2.80m)

### En-suite

Bedroom Two 9' 10" x 8' 10" (3.0m x 2.7m)

Bedroom Three 6' 7" x 6' 4" (2.0m x 1.94m)

### Bathroom

### Agent's Note:

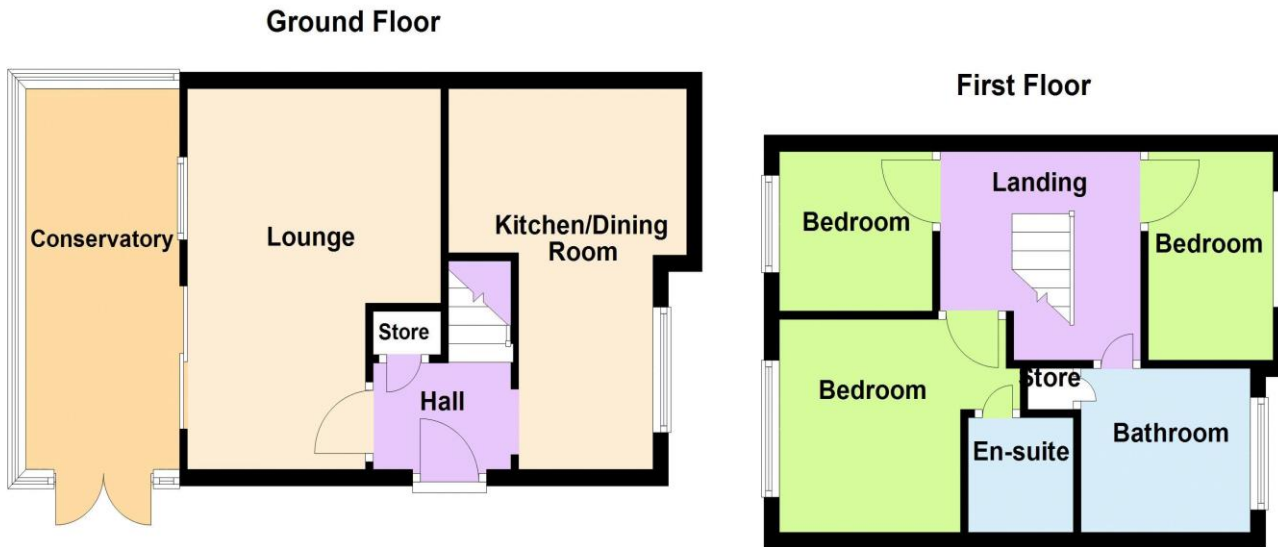
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Came on the market: 29th April 2024

### 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

