



Allerdale Road, Clayhanger
Walsall, WS8 7SA

Offers in the Region Of £280,000

Clayhanger

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Paul Carr Estate Agents are pleased to offer for sale this well presented three-bedroom detached family home.

The property is set behind an attractive pebble driveway providing ample off-road parking. Entry is gained via an entrance hall into the spacious lounge with an open plan aspect to the light and airy dining room with patio doors to the rear garden. The kitchen has been recently re-fitted with grey hi gloss base and wall cupboards and integrated appliances.

On the first floor is a master bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

The property also boasts an integral garage and a well laid out rear garden which is not directly overlooked with a large full width patio.





Property Specification

THREE BEDROOM DETACHED FAMILY HOME
TWO RECEPTION ROOMS
FITTED KITCHEN
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
FAMILY BATHROOM

Lounge 14' 9" x 10' 4" (4.50m x 3.15m)

Dining Room 10' 1" x 7' 11" (3.07m x 2.41m)

Kitchen 10' 5" x 8' 0" (3.17m x 2.44m)

Master bedroom 11' 11" x 9' 9" (3.63m x 2.97m)

Bedroom 10' 3" x 9' 2" (3.12m x 2.79m)

Bedroom 9' 6" x 7' 2" (2.90m x 2.18m)



Agent's Note:

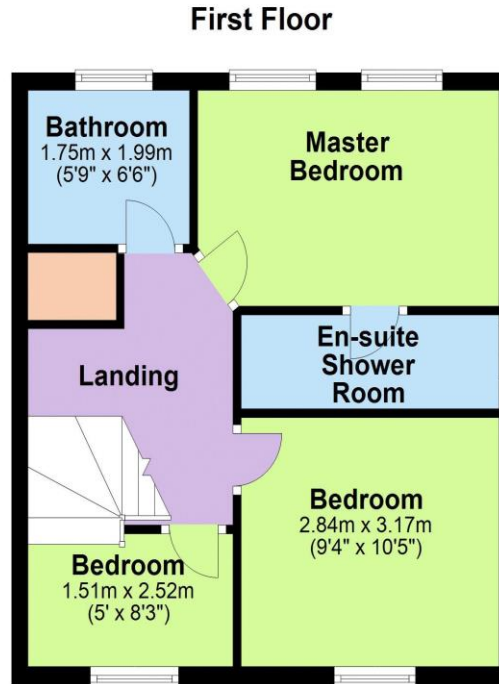
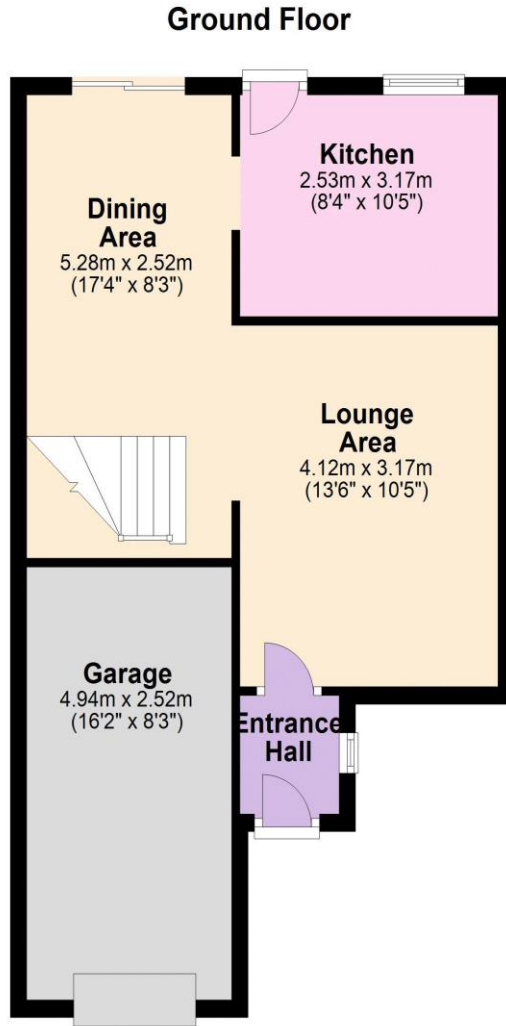
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10th May 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: C
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 | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

