



High Street, Clayhanger  
Walsall, WS8 7EA

Offers in the Region Of £190,000

# Clayhanger

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A traditional style semi-detached home boasting modern internal accommodation.

The property is approached via off road parking while the front garden is well sized and enclosed.

Internal features comprise an entrance hallway, lounge, refitted extended dining kitchen and two bedrooms served by a bathroom equipped with a white suite.

This property is thought ideal for first time buyers or those wishing to downsize.





## Property Specification

TWO BEDROOM SEMI DETACHED  
LOUNGE  
EXTENDED DINING KITCHEN  
BATHROOM WITH WHITE SUITE  
OFF ROAD PARKING

### Entrance Hall

Lounge 10' 7" x 12' 4" (3.22m x 3.77m)

Kitchen/Diner 13' 9" max x 12' 6" max (4.19m max  
x 3.80m max)

Bedroom One 10' 9" x 9' 1" (3.27m x 2.76m)

Bedroom Two 7' 7" x 9' 1" (2.31m x 2.78m)

### Bathroom

### 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 May 2024

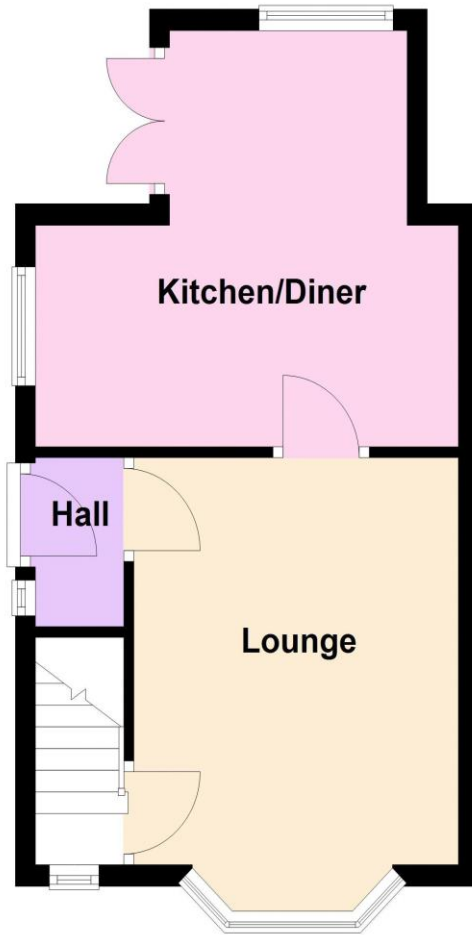
### Viewer's Note:

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

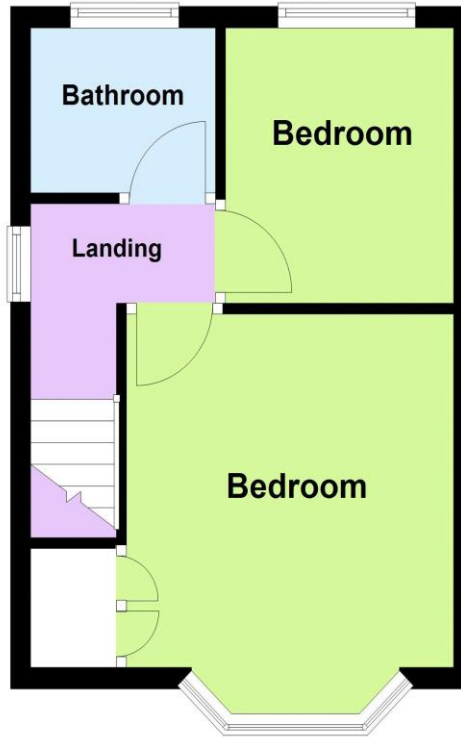
# Floor Plan

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

### Ground Floor



### First Floor



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

