



Bransdale Road, Clayhanger
Walsall, WS8 7SD

£390,000

Clayhanger

£390,000



Paul Carr Estate Agents are pleased to offer for sale this beautifully presented detached family home in the ever-popular village of Clayhanger which has been much improved by the current owners.

The property is conveniently situated for local schools, amenities and transport links including A5 and M6 Toll roads.

To the front of the property is a lawned area, double width driveway providing parking for several cars also giving access to the single garage. Access to the property is gained via an enclosed storm porch leading to the through hall with oak flooring, stairway to the first floor also access to the cloak room.

The ground floor enjoys an open plan aspect excluding the lounge giving it a spacious a feel. The impressive kitchen has tiled flooring and is fully fitted with a comprehensive range of neutral hi gloss base and wall units incorporating integrated appliances including microwave, dishwasher extractor hood and a wine fridge. To the front of the property is a spacious dining area with a bay window incorporating a window seat and wooden flooring. The lounge is situated to the rear of the property with a feature walk-in bay window with French door out to the decked patio area. There is an attractive feature wall with shelving and twin fitted cupboards either side of the bioethanol stove with mood lighting. On the first floor are four double bedrooms, the master bedroom boasts a double built-in wardrobes and has access to the stunning refitted ensuite shower room with attractive tiling to the walls, double shower enclosure with rain drop shower, vanity unit and low flush w.c. There is also a re-fitted luxury family bathroom with bath and a rain drop shower and white suite.

The rear garden is partly screened by trees for privacy and is laid mainly to lawn with a good-sized decked entertainment area.

Early viewing is highly recommended to avoid disappointment.





Property Specification

FOUR BEDROOM DETACHED HOME
RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
HALLWAY & CLOAK ROOM
SPACIOUS LOUNGE
CONSERVATORY

Hallway

Lounge 16' 4" x 12' 10" (4.98m x 3.91m) into bay

Dining area 8' 9" x 12' 1" (2.67m x 3.68m) into bay

Kitchen Area 20' 5" x 11' 4" (6.22m x 3.45m)

Conservatory 11' 4" x 10' 6" (3.45m x 3.20m)

Bedroom One 11' 6" x 10' 7" (3.51m x 3.22m)

Ensuite 0' 0" x 0' 0" (0m x 0m)

Bedroom Two 12' 8" x 10' 11" (3.86m x 3.32m)

Bedroom Three 10' 10" x 9' 7" (3.30m x 2.91m) max
2.69 min

Bedroom Four 11' 7" x 8' 3" (3.53m x 2.51m)

Family Bathroom

Garage 16' 8" x 8' 6" (5.08m x 2.59m)

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: 19th February 2024

Viewer's Note:

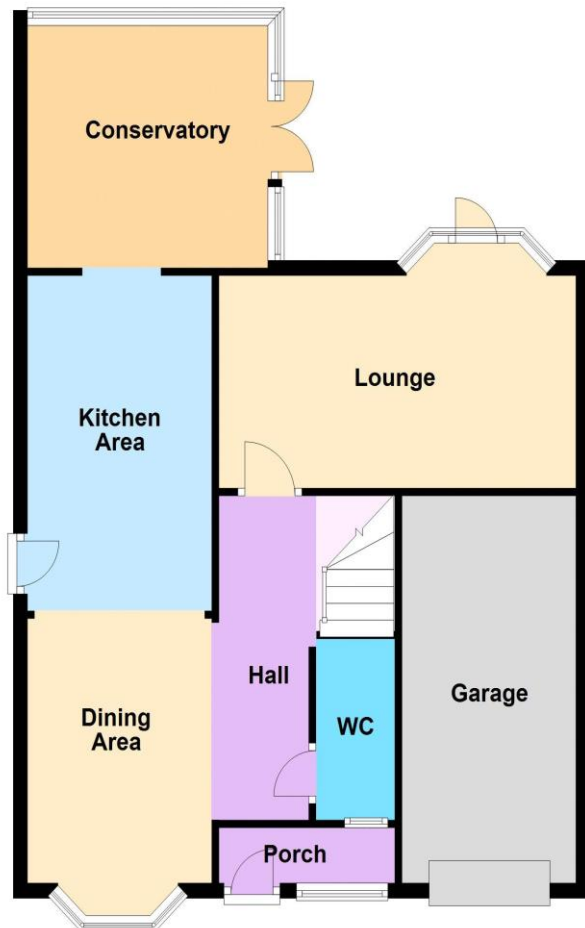
Services connected: Mains gas, electricity, water & drainage
Council tax band: E
Tenure: Freehold

Floor Plan

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

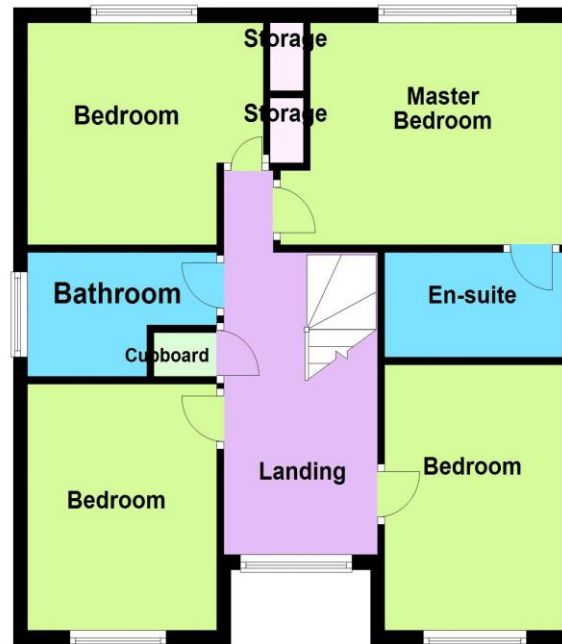
Ground Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



First Floor

Approx. 59.1 sq. metres (635.9 sq. feet)



Total area: approx. 133.9 sq. metres (1441.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

