



Bell Heather Road, Clayhanger
Walsall, WS8 7RB

Offers in Excess of £250,000

Clayhanger

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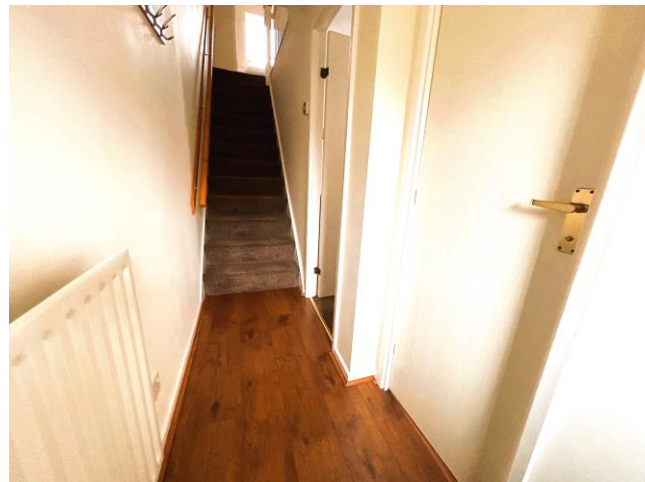
Paul Carr Estate Agents are pleased to offer for sale well-presented and much improved extended three bedroom semi detached home situated on a generous plot in ever popular Clayhanger village.

The property briefly comprises: hallway with stairway to first floor and wood effect flooring, guest W.C. spacious lounge with feature fireplace and an extended re-fitted grey hi gloss kitchen/diner with integrated dishwasher and French doors to the patio area.

On the first floor are three bedrooms and modern bathroom with white suite including panel bath with an electric power shower over. The loft has been boarded for extra storage.

Externally the property occupies a generous plot with parking for several cars and a neatly laid out rear garden accessible via side gate and walkway with a full width patio. There is also a useful secure brick-built store to the side of the property with Velux window - having potential to be a home office.

There is double glazing and gas central heating throughout the property.





Property Specification

THREE BEDROOM SEMI DETACHED
LOUNGE WITH FEATURE FIREPLACE
EXTENDED RE-FITTED DINING KITCHEN
MODERN BATHROOM WITH SHOWER
MATURE PRIVATE REAR GARDEN

Entrance Hall

Guest WC

Lounge 12' 2" x 11' 11" (3.71m x 3.63m)

Extended Kitchen/Diner 12' 9" x 15' 3" (3.88m x 4.64m)

Store 13' 0" x 4' 10" (3.95m x 1.47m)

First Floor Landing

Master bedroom 11' 10" x 9' 0" (3.61m x 2.74m)

Bedroom Two 9' 10" x 8' 10" (3.0m x 2.69m)

Bedroom Three 9' 6" x 7' 0" (2.9m x 2.13m)

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: 20th July 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

