



Church Street, Clayhanger
Walsall, WS8 7EG

Guide Price £270,000

Clayhanger

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A beautifully presented extended three-bedroom detached family home close to local amenities and transport links including A5 and M6 Toll Roads.

The property briefly comprises: Storm porch, Hallway, lobby with guest cloak room off, spacious lounge/Dining Room, conservatory, kitchen, three bedrooms, luxury family bathroom.

Externally to the front is a driveway providing parking for several cars.

The property occupies a generous corner plot with lawns to both side and rear enclosed by a hedge and fence.

The rear garden enjoys a private aspect comprising a patio, lawn area with shrub borders.





Property Specification

THIS PROPERTY IS BEING SOLD BY MODERN AUCTION -
BUY IT NOW option available - RESERVATION FEE APPLIES
SPACIOUS DETACHED HOME
THREE BEDROOMS
LARGE CORNER PLOT
LOUNGE / DINING ROOM

Entrance Porch

Entrance Hallway

Lounge Area 25' 5" x 11' 1" (7.74m x 3.37m)

Dining area 7' 2" x 10' 5" (2.18m x 3.18m)

Conservatory 10' 0" x 9' 0" (3.05m x 2.74m)

Kitchen 8' 3" x 12' 2" (2.52m x 3.70m)

Side Entrance Hallway

Guest WC

First Floor Landing

Bedroom One 12' 4" x 11' 2" (3.76m x 3.4m)

Bedroom Two 11' 2" x 10' 4" (3.4m x 3.15m)

Bedroom Three 9' 6" x 6' 0" max (2.89m x 1.83m max)

Shower Room

Garage

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: 14th October 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		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

