



Bridge Way, Clayhanger
Walsall, WS8 7EJ

Auction Guide Price £180,000

Clayhanger

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A well-presented semi-detached home affording both off road parking and conservatory while being pleasantly situated within a residential cul-de-sac.

The ground floor offers a hallway with stairway to first floor, good size living area combining a lounge/dining area to the rear, while the dining kitchen overlooks the front aspect. On the first floor are three bedrooms and a good size bathroom.

Externally is a shared driveway to the front with inset shrubs.

To the rear is a low maintenance garden which is not directly overlooked.





Property Specification

THREE BEDROOMS
SPACIOUS LOUNGE
DINING KITCHEN
CONSERVATORY
OFF ROAD PARKING

Entrance Hall

Lounge 10' 8" min x 13' 8" max (3.25m x 4.17m)

Kitchen Area 7' 3" x 10' 2" (2.22m x 3.11m)

Dining Area 7' 3" x 16' 4" (2.21m x 4.98m)

Conservatory 8' 6" x 12' 0" (2.59m x 3.67m)

First Floor Landing

Bedroom One 13' 11" x 9' 2" (4.24m x 2.79m)

Bedroom Two 10' 1" x 9' 0" (3.08m x 2.74m)

Bedroom Three 5' 10" x 10' 8" (1.77m x 3.26m)

Shower Room

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 March 2025

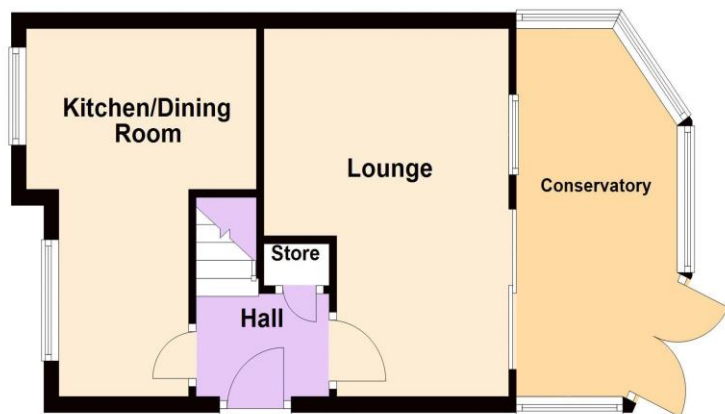
Viewer's Note:

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

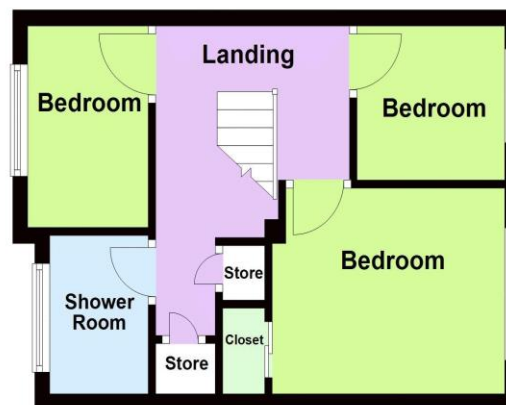
Floor Plan

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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

