



Larkspur Way, Clayhanger
Walsall, WS8 7RA

£265,000

Clayhanger

£265,000



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

The property briefly comprises: hallway with guest w.c. off, spacious lounge with feature fireplace and stairway to first floor, stylish re-fitted dining kitchen with integrated appliances including oven, hob & extractor hood, tiled floor and French doors to the spacious conservatory with glass roof. On the first floor are three bedrooms and modern refitted bathroom with white suite including panel bath with a shower over vanity unit & w.c.

Externally the property occupies a generous plot with parking for several cars.

There is also a neatly laid out rear garden with a patio area and a further paved area to the side.





Property Specification

WELL PRESENTED THREE BEDROOM HOME
HALL & GUEST W.C.
SPACIOUS LOUNGE
RE-FITTED MODERN KITCHEN WITH INTEGRATED
APPLIANCES
SPACIOUS CONSERVATORY

Entrance Hall

Guest WC

Lounge 13' 9" x 15' 2" max(4.18m x 4.63m max)

Kitchen/Diner 9' 11" x 15' 2" (3.03m x 4.62m)

Conservatory 11' 5" x 9' 7" (3.49m x 2.92m)

First Floor Landing

Bedroom One 11' 11" x 8' 5" (3.64m x 2.56m)

Bedroom Two 17' 4" x 8' 11" (5.29m x 2.73m)

Bedroom Three 11' 11" x 8' 5" (3.64m x 2.56m)

Bathroom

Agent's Note:

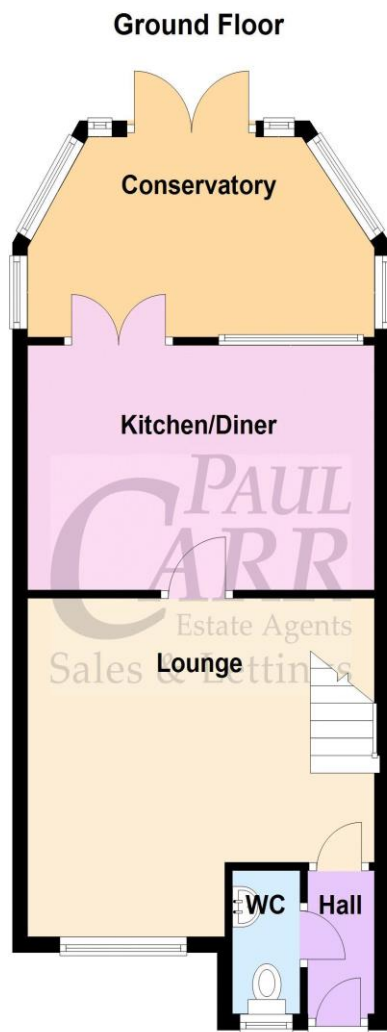
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 19th August 2025

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

