



Periwinkle Close, Clayhanger  
Walsall, WS8 7RL

£245,000

# Clayhanger

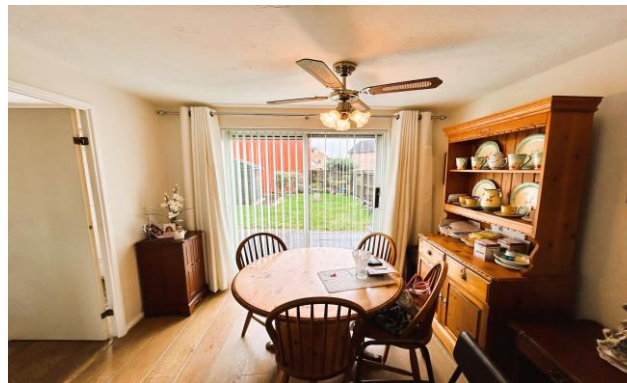
£245,000

3  2  1 

A spacious three bedroom Semi Detached Property in a cul-de-sac location in popular Clayhanger village - close to local shops and transport links.

Comprising: Hall, Open Plan Lounge/Dining Room, Kitchen, bedroom one with en-suite shower room, two further bedrooms and family bathroom.

Outside is an Integral Garage, driveway and rear garden with slabbed patio area.





## Property Specification

THREE BEDROOMS  
MASTER WITH EN-SUITE SHOWER ROOM  
ENTRANCE HALL  
LOUNGE/DINING ROOM  
FITTED KITCHEN

### Entrance Hall

Lounge 15' 9" x 10' 8" (4.8m x 3.26m)

Dining Room 9' 6" x 8' 2" (2.9m x 2.48m)

Kitchen 9' 5" x 8' 0" (2.86m x 2.44m)

### Integral Garage

### First Floor Landing

Bedroom One 9' 6" x 11' 5" (2.89m x 3.48m)

### En-suite

Bedroom Two 10' 6" x 8' 2" (3.21m x 2.49m)

Bedroom Three 8' 6" x 8' 2" (2.58m x 2.49m)

### Bathroom



### Agent's Note:

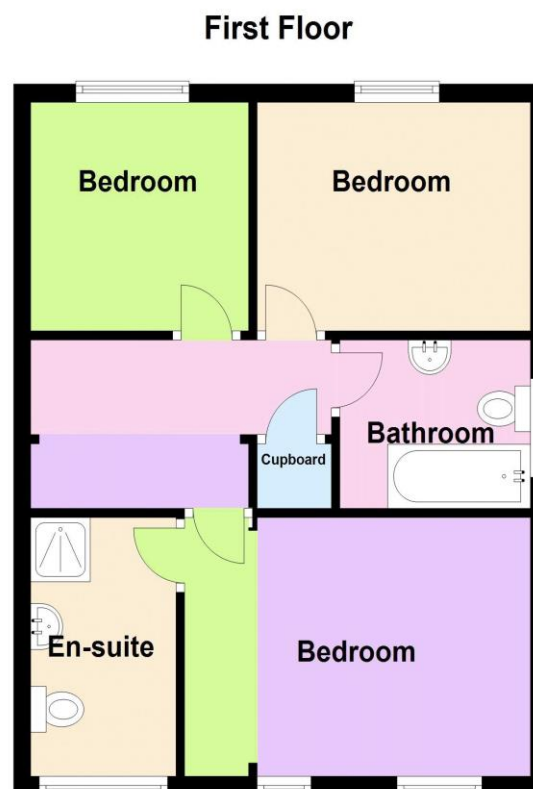
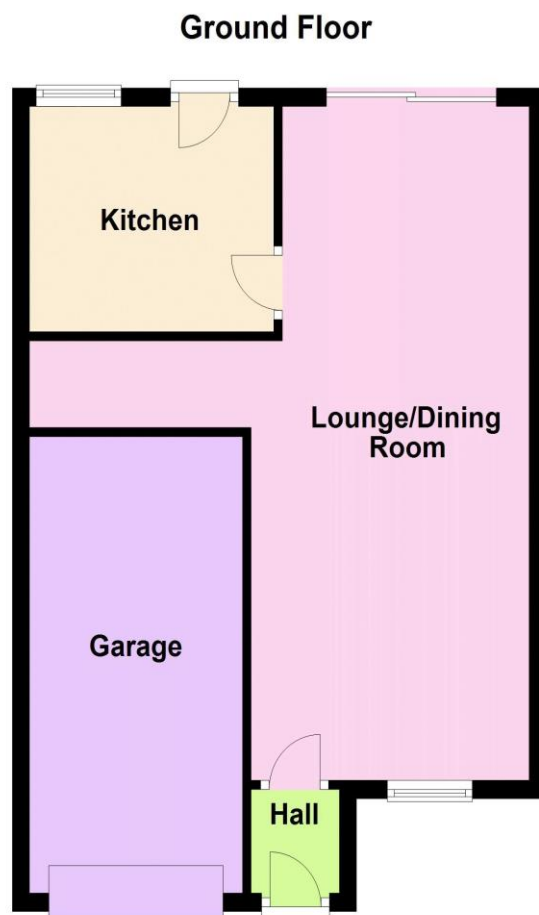
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 9th January 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

