



High Street, Clayhanger  
Walsall, WS8 7EA

**£240,000**



# Clayhanger

£240,000



Paul Carr Estate Agents are pleased to offer this well-presented semi-detached home affording both off road parking for several cars and a large rear garden.

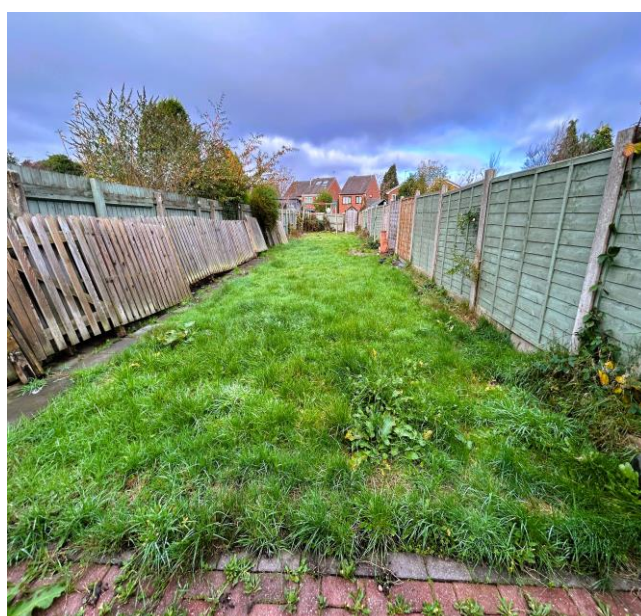
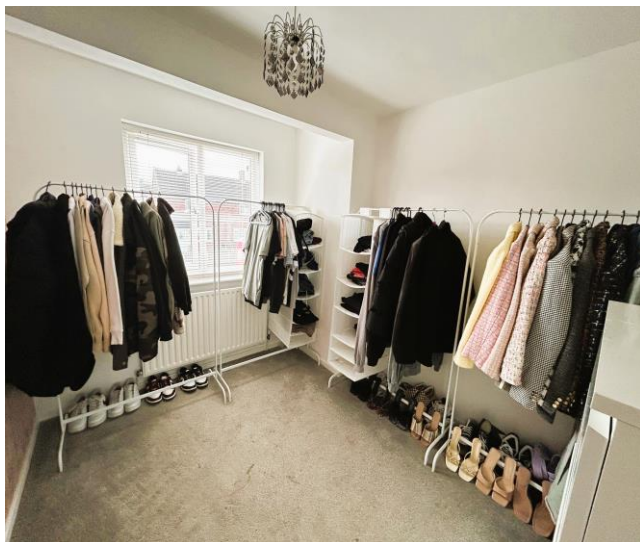
The property is being offered with no upward chain and briefly comprises: entrance hall with stairway to first floor and useful storage cupboard, modern kitchen with white high gloss units, integrated oven, hob & extractor hood, spacious lounge/ diner with feature wall, patio doors to garden and wood effect flooring. There is also a further reception room which could be also used as a home office or additional bedroom. On the first floor are three bedrooms and a modern bathroom with white suite.

The property is set behind a tarmac fore garden providing ample parking for several cars.

The rear garden is of a good size and is laid mainly to lawn.







## Property Specification

THREE BEDROOMS  
MODERN KITCHEN  
ADDITIONAL RECEPTION ROOM / HOME OFFICE /  
BEDROOM  
SPACIOUS LOUNGE / DINER  
GENEROUS REAR GARDEN

### Entrance Hall

Kitchen 10' 3" x 6' 7" (3.12m x 2m)

Lounge/Diner 14' 8" x 13' 9" max (4.46m x 4.18m max)

Sitting Room/Office 16' 4" x 7' 1" (4.98m x 2.15m)

### First Floor Landing

Bedroom One 13' 11" x 9' 0" (4.23m x 2.74m)

Bedroom Two 10' 9" x 5' 4" (3.28m x 1.62m)

Bedroom Three 10' 1" x 8' 4" (3.08m x 2.54m)

### 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: 11th November 2025

### Viewer's Note:

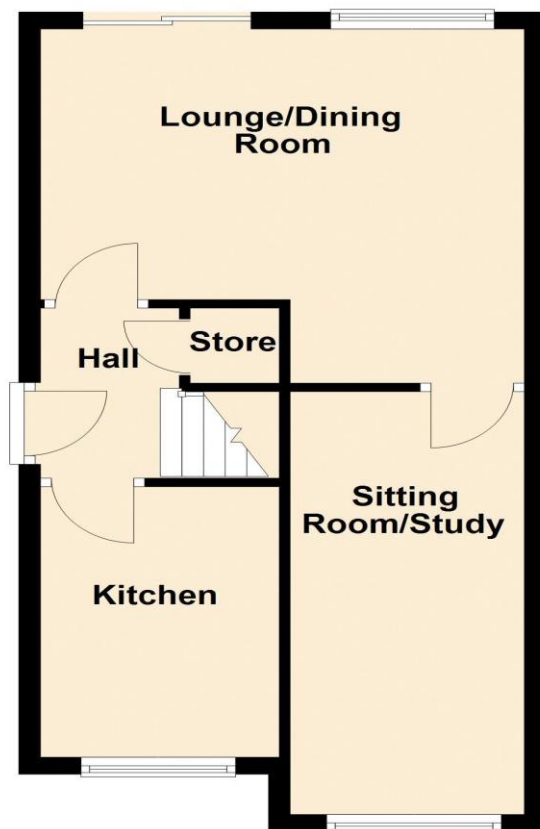
Services connected: Mains gas, electricity, water & drainage  
Council tax band: B  
Tenure: Freehold



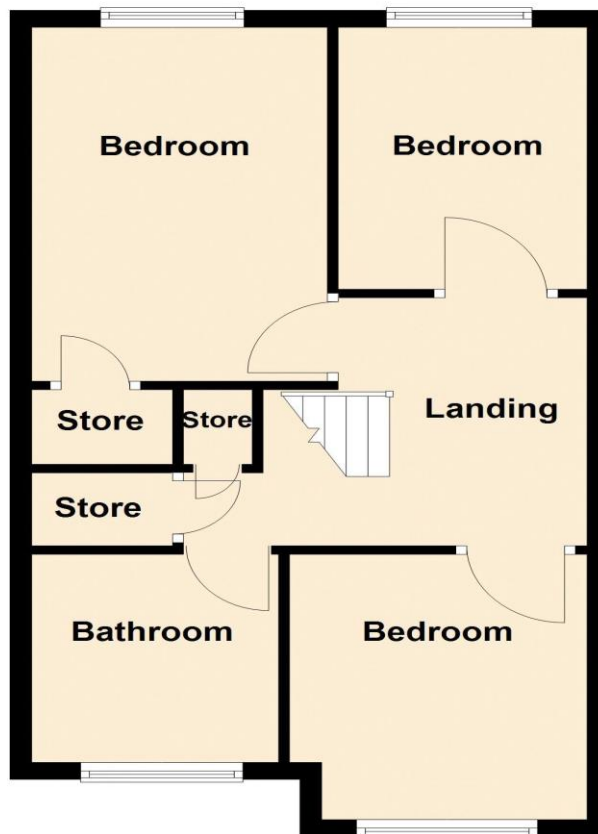
# Floor Plan

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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

