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7 Claydon Road
Wall Heath

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7 Claydon Road, Wall Heath, DY6 0HR

This much-improved and extended 4 Bedroom semi-detached property offers generous living space throughout and is ideal for a growing family. The home benefits from a spacious Lounge/Diner, a bright Conservatory, 4 well-proportioned Bedrooms, and a private rear garden - viewing is highly recommended as you don't want to miss it!

Perfectly positioned on the sought-after Claydon Road, just off Beachcroft Road in the heart of Wall Heath the property enjoys a convenient location close to local amenities, schools and transport links.

With gas central heating, UPVC double glazing and accommodation briefly comprising; Reception Hallway with Cloakroom off, Lounge/Diner, Conservatory, Kitchen, Utility, WC, Garage, Landing, Master Bedroom with En-Suite shower room, 3 further good size Bedrooms, family Bathroom and private rear Garden.

OVERALL AN IDEAL FAMILY HOME WITH GENEROUS ACCOMMODATION THROUGHOUT. IDEALLY SITUATED WITHIN A POPULAR WALL HEATH ADDRESS! EPC D

On the Ground Floor, there is an inviting Entrance Hall with a composite double glazed front door and side panels which provides ample natural lighting. There are stairs to first floor, a useful cloakroom and a door leading off.

The spacious Lounge/Diner has a gas fire with feature surround, window to front and a designated dining area at the rear. There are sliding doors leading into the Conservatory and a door leading into the Kitchen.

The Conservatory is UPVC built and benefits from French doors leading out to the rear Garden.

Kitchen is located at the rear and has green shaker style wall and base cupboards, worktops, tiled splashbacks, Belfast sink, built in oven, extractor fan, space for appliances, window overlooking the rear Garden and a door leading into the Utility. The Utility has fitted wall cupboards, worktop that incorporates inset sink and drainer, tiled splashback, space for appliances, Glow-worm boiler and doors to WC, Garage and Rear Garden.

Garage has an up and over door, electric and lighting.

On the 1st Floor, there is a Landing with a split staircase and doors to;

Master Bedroom has an En-Suite Shower Room which comprises; wc, hand basin with storage below, bath with electric shower over and glass screen and vertical radiator.

There are 3 additional good sized Bedrooms with Bedroom 4 having loft access. There is a Family Bathroom having a white suite with wc, hand basin with storage below, shower with electric shower head, tiled walls, fitted shelving and radiator.

Externally, the private rear Garden has a paved patio with lawn beyond. In addition, there is a pergola with seating area, garden shed and outside water tap.

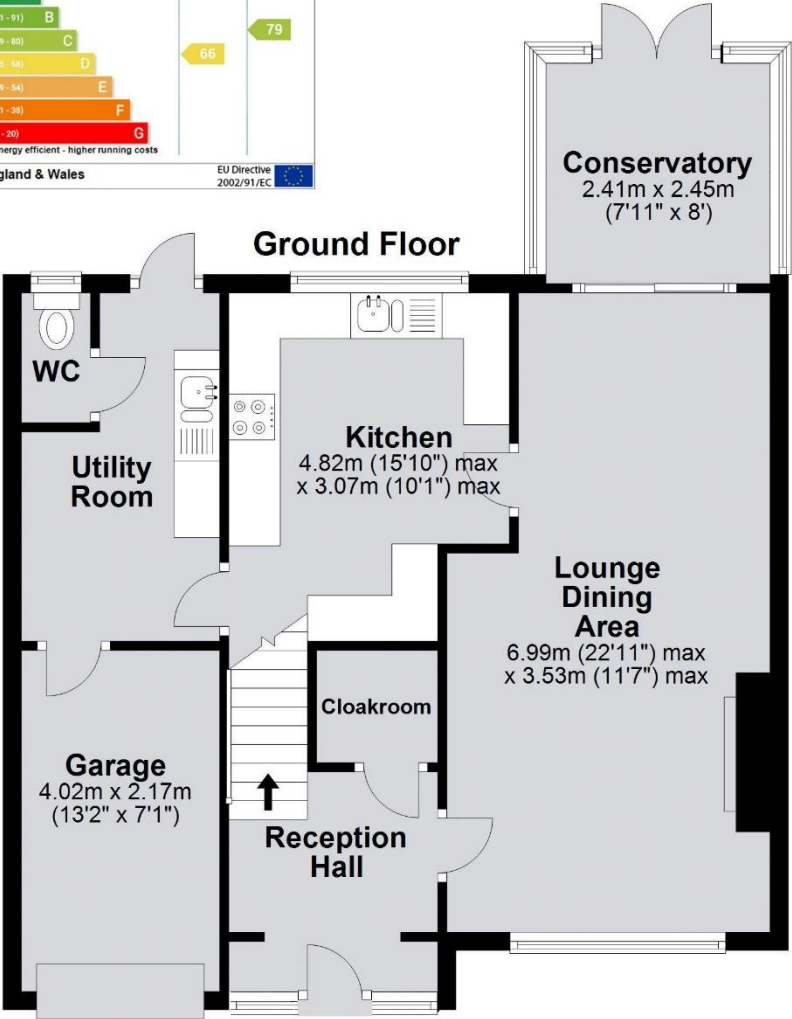
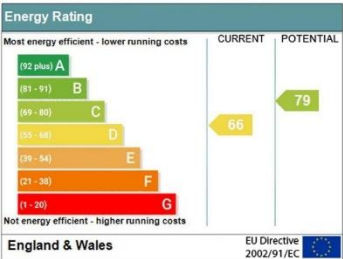
At the front there is a tarmac driveway providing off road parking.





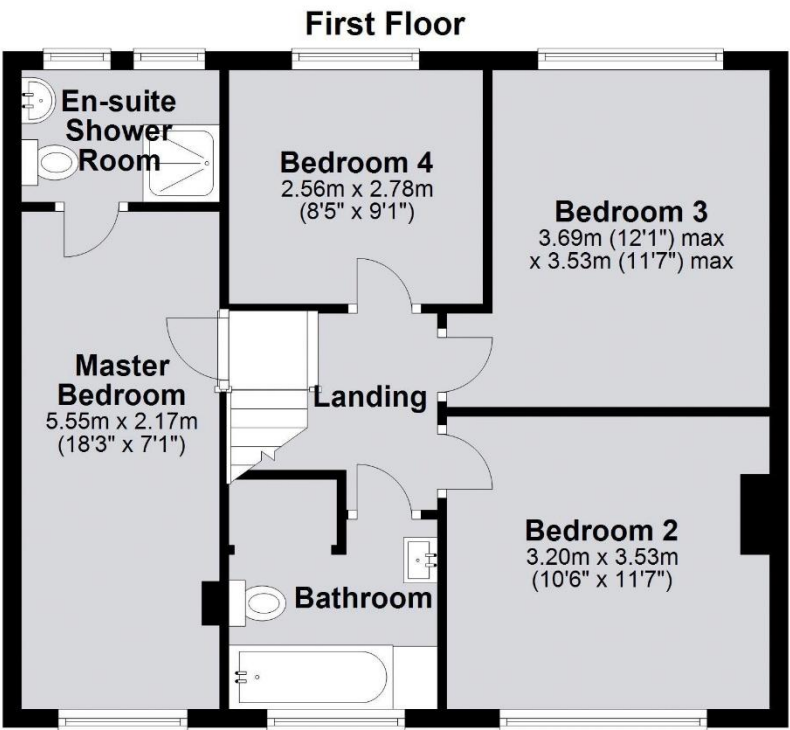
FLOOR PLANS

Address: 7 CLAYDON ROAD, WALL HEATH, WALL HEATH, DY6 0HR
RRN: 7430-9320-7009-0349-0206



Tenure: Freehold.
Council Tax Band: C
Construction: Brick with pitched tiled roof. Services: All main services are connected.
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 58sq m, 624sq ft
Garage: 8sq m, 86sq ft
First Floor: 57sq m, 613sq ft





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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