



Bell Heather Road  
Clayhanger

# Bell Heather Road Clayhanger



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home on popular modern residential estate being offered with NO ONWARD CHAIN.

The property briefly comprises: porch, entrance hallway, spacious front lounge, large rear dining room, modern fitted breakfast kitchen separate utility, guest WC, landing, master bedroom with en-suite, three further bedrooms and a modern fitted family shower room. There is also a tandem garage with rear workshop area and attic storage.

Externally there is a driveway offering off-road parking, plus a substantial rear garden with patio and lawn areas ideal for entertaining, as well as vegetable patch, greenhouse and summer house/shed to the rear with light and electric. There is also a water feature in the planted borders as well as gated side access.

Other benefits include: UPVC double glazing and gas central heating throughout provided by a modern fitted combi boiler (approx 5 years old) plus new radiators to the ground floor. There is also new laminate waterproof flooring fitted throughout the ground floor (except for the lounge).

It is situated in Clayhanger and enjoys ease of access to Brownhills high street and Walsall town centre which both offer a wide range of amenities including shops restaurants & bars along with other attractions while also being conveniently located for access to good local schooling. Commuter benefits include A452, A5 and the M6 toll road linking the Midlands motorway network with both local & national bus & train routes available from Walsall town centre.

## RECEPTION HALL:

Accessed via the entrance porch through a composite door, it features; laminate flooring, ceiling light point,

radiator, light point, stairs to first floor and doors to the lounge, guest WC and kitchen.

## LOUNGE:

12' 0" x 18' 1" (3.65m x 5.50m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiators, window to the rear and French doors to the dining room.

## BREAKFAST KITCHEN:

10' 3" x 14' 5" (3.13m x 4.40m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, range cooker with induction hobs, integrated dishwasher, fridge and freezer, kitchen island with breakfast bar, radiator, light points, laminate flooring, door to the dining room, archway to the utility, UPVC window and door to the garden.

## DINING ROOM:

12' 0" x 9' 5" (3.65m x 2.87m)

Laminate flooring, ceiling light points, radiator, French doors to the rear garden.

## UTILITY:

Fitted wall and base units with cabinets, work tops, integrated sink and mono tap, space for a washing machine, radiator and light point.

## GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, wall tiling, radiator, light point, wall mounted cabinet mirror, space to hang coats, window to the front.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard housing the boiler, doors off to four bedrooms, family shower room and access to the loft space





**MASTER BEDROOM:**

12' 0" x 14' 1" (3.65m x 4.30m)  
 Built in wardrobes and matching drawer units, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

**EN-SUITE:**

Modern fitted suite comprising: walk in shower cubicle, vanity unit incorporating a wash hand basin, low level WC and cabinets, extractor fan, electric shave point, tiled walls, radiator, spot lights and window to the front.

**BEDROOM TWO:**

9' 0" x 13' 5" (2.75m x 4.08m)  
 Carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM THREE:**

6' 11" x 10' 6" (2.11m x 3.20m)  
 Laminate flooring, ceiling light point, radiator and window to rear.

**BEDROOM FOUR:**

6' 7" x 8' 8" (2.00m x 2.65m)  
 Laminate flooring, ceiling light point, radiator and window to rear.



**FAMILY SHOWER ROOM:**

Modern white suite comprising: walk in shower cubicle, vanity wash hand basin and low level W/C with cabinets, wall tiling, vinyl flooring, ceiling spot lights and extractor, heated chrome towel rail and window to side.

**TANDEM GARAGE & REAR WORKSHOP:**

9' 8" x 15' 7" (2.95m x 4.75m)  
 Split opening metal front door, light and electric points, partitioned wall and door to the rear workshop area with UPVC window and door to the garden, plus large attic space ideal for extra storage.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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