



Clayhanger Lane
Clayhanger, Walsall

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Clayhanger



Lovett&Co. Estate Agents are pleased to offer for sale this well presented, four bedroom detached family home set on a large plot and situated at the end of a private driveway.

Other standout features of the property include: large open plan lounge/diner ideal for entertaining, spacious and welcoming reception hallway, Victorian style conservatory, new stunning modern fitted kitchen, useful downstairs shower room, double garage, driveway with ample parking as well as good sized private front and rear gardens.

The property is situated in Clayhanger, offering a range of local amenities, including a variety of shops. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with it's tourist links and Garrick Theatre, being approximately 4 miles away.

The property has two floors; on the ground floor: reception hallway, lounge, dining room, breakfast kitchen, play room, conservatory utility, integral garage and shower room. On the top floor: four bedrooms and family bathroom. Externally the property offers: drive with parking for several vehicles and front/rear gardens. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Front entrance door, parquet flooring, ceiling light point, useful storage cupboard, phone socket, stairs to first floor accommodation and doors to kitchen, play room, shower room and lounge.

LOUNGE:

3.31m x 5.19m Modern feature fireplace, carpeted flooring, TV sockets, coving, ceiling and wall light points, radiator and French doors to the conservatory.

CONSERVATORY:

3.29m x 4.78m
Polycarbonate sloping roof with UPVC frame set on a brick base, ceiling light point with fan, tiled flooring and French doors to rear garden.

BREAKFAST KITCHEN:

4.26m x 3.05m
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven, gas hob with extractor hood, integrated fridge/freezer and dishwasher, coving, recessed spot lights, window to rear and door to utility.

PLAYROOM:

4.26m x 3.93m
Carpeted flooring, ceiling light point, radiator and window to front.

UTILITY:

Base units, integrated sink & drainer, work surfaces, tiled flooring, ceiling light points, space for white goods, window and door to rear garden and access to garage.

GARAGE:

6.67m x 5.06m
Up and over front door, ceiling light & electric points.

SHOWER ROOM:

Suite comprising: shower cubicle, w/c, wash hand basin, radiator and ceiling light point.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

4.30m x 3.67m
Carpeted flooring, radiator, ceiling light point and window to front.





BEDROOM TWO:

5.30m x 3.04m

Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

4.04m max x 3.08m

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

4.29m x 2.46m

Carpeted flooring, window to rear, ceiling light point and radiator.

FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level w/c, wall tiling, tiled flooring, ceiling light point, radiator and window to rear.



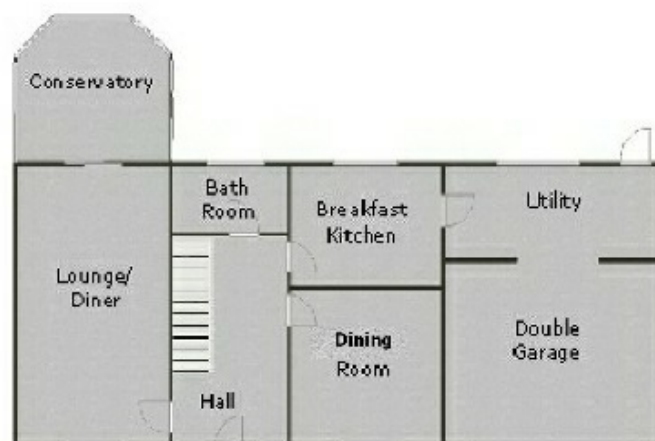
EXTERNALLY:

At the front is a good sized lawn with a variety of flowering plants and shrubs, to the right is a drive with parking for several vehicles which leads to the front entrance door and garage. The good sized private landscaped rear garde is enclosed by fenced borders with gated rear access and features; paved patio area ideal for entertaining and a lawn with various trees shrubs and flowerbeds.

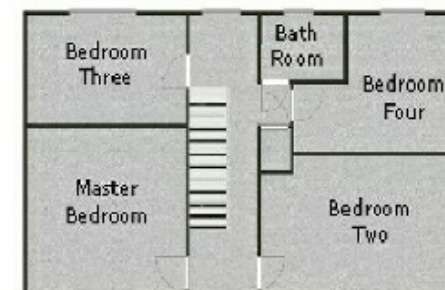
VIEWING:

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

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

