



Bridge Street
Clayhanger

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached property situated in the popular residential village of Clayhanger.

The property briefly comprises: entrance hallway, front lounge, rear dining room opening to the kitchen, landing, new fitted shower room and three bedrooms.

Externally, there is a private driveway with parking for at least two cars, plus a large rear garden with patio and lawn areas, plus rear gravel area which collect the sun all day, perfect for entertaining guests.

Other benefits include: UPVC double glazing and gas central heating throughout.

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. 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. There is also excellent local schooling just a short walk away.

RECEPTION HALL:

Accessed via the under cover porch through a entrance door, it features: laminate flooring, ceiling light point, radiator, ample under stairs storage and door to the dining area.

LOUNGE:

10' 3" x 11' 10" (3.12m x 3.61m)

Feature fireplace with fitted electric fired, carpeted flooring, coving, phone sockets, wall light points, radiator, bay window to the front and French doors to the dining room.



DINING AREA:

9' 5" x 13' 0" (2.87m x 3.95m)

Laminate flooring, ceiling light points, radiator, cupboard housing the boiler, opening to the kitchen and French doors to the garden.

KITCHEN:

6' 3" x 9' 5" (1.90m x 2.86m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, space for a washing machine and fridge-freezer, laminate flooring, light point and window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft access hatch.

BEDROOM ONE:

12' 7" x 13' 1" (3.83m x 4.00m)

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

BEDROOM TWO:

12' 7" x 11' 10" (3.83m x 3.61m)

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

BEDROOM THREE:

5' 11" x 7' 1" (1.80m x 2.15m)

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

NEW FITTED SHOWER ROOM:

Suite comprising: walk in shower cubicle, cabinet wash hand basin and low level W/C, wall tiling, LVT flooring, heated towel rail, ceiling lights and window to rear.





EXTERNALLY:

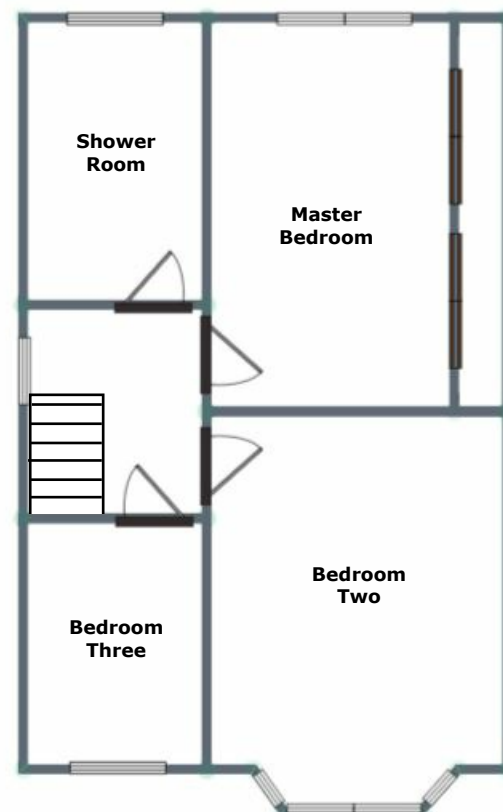
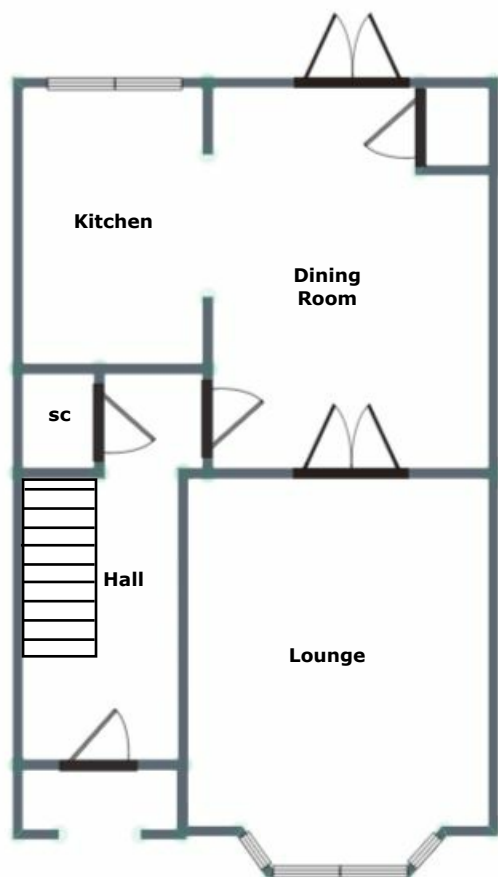
At the front is a block paved driveway with parking for two vehicles which leads to the front entrance door. The private rear garden is enclosed by fenced borders with gated side access and features; patio area and gravel areas ideal for entertaining, lawn, various trees, shrubs and flowerbeds.

VIEWING:

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

DISCLAIMER:

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