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5 Bridge Close, Clayhanger, WS8 7DY
Guide Price £249,895

A spacious, well presented, traditional style, semi detached residence occupying a quiet cul-de-sac position with open aspect to rear yet remaining within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Conservatory * Fitted Kitchen * Three Bedrooms * Bathroom * Tandem Side Garage * Gas Central Heating System * PVCu Double Glazing

Council Tax Band - B
Local Authority - Walsall

The Property Ombudsman

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5 Bridge Close, Clayhanger



Lounge



Garden



Hallway



Dining Area

5 Bridge Close, Clayhanger



Kitchen



Conservatory



Bedroom One



Bedroom Two

5 Bridge Close, Clayhanger



Bedroom Three



Bathroom



Garden

5 Bridge Close, Clayhanger

An internal inspection is highly recommended to begin to fully appreciate this spacious well presented, traditional style semi detached residence that enjoys a quiet cul-de-sac position with open aspect to the rear yet remaining within easy reach of local amenities.

Clayhanger has local shopping facilities at Clayhanger Lane whilst Brownhills High Street is approximately 1 mile distance with its more comprehensive amenities including a Tesco together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 3 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH
PVCu double glazed door and window to front elevation, tiled floor and wall light point.

RECEPTION HALL
having entrance door, two central heating radiators, ceiling light point, laminate floor covering and under stairs storage cupboard off.

THROUGH LOUNGE/DINING ROOM
8.53m x 3.12m (28'0 x 10'3)
PVCu double glazed bay window to front elevation, feature brick fireplace and chimney breast with gas coal effect fire fitted, two ceiling light points, central heating radiator and double glazed sliding patio door leading to:

CONSERVATORY
2.84m x 2.84m (9'4 x 9'4)
PVCu double glazed door and windows to rear elevation, tiled floor and ceiling light/fan.

FITTED KITCHEN
2.90m x 1.91m (9'6 x 6'3)
PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in "Zanussi" electric oven and gas hob with extractor canopy over, integrated fridge and ceiling light point.

FIRST FLOOR LANDING
PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE
4.45m x 3.07m (14'7 x 10'1)
PVCu double glazed bay window to front elevation, central heating radiator and ceiling light point.

BEDROOM TWO
3.96m x 3.05m (13'0 x 10'0)
PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

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BEDROOM THREE
2.16m x 1.80m (7'1 x 5'11)
PVCu double glazed oriel window to front elevation, central heating radiator and ceiling light point.

BATHROOM
PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and shower attachment fitted, additional electric "Triton" shower over and shower screen fitted, pedestal wash hand basin, WC, ceiling light point, wall light point, central heating radiator and airing cupboard off housing the "Baxi" central heating boiler.

OUTSIDE

SIDE TANDEM GARAGE
8.10m x 2.36m (26'7 x 7'9)
up and over door to front, PVCu double glazed door and window to rear, plumbing for washing machine, light and power.

FORE GARDEN
having lawn, side borders and block paved driveway.

REAR GARDEN
block paved patio, shaped lawn, side borders, additional gravelled area to rear and useful shed, timber fencing and open aspect to rear.

GENERAL INFORMATION
We understand the property will pass as Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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