



Rose Drive, Clayhanger
Walsall, WS8 7EE

£260,000

Clayhanger

£260,000



Paul Carr Estate Agents are pleased to offer for sale this extended beautifully presented three-bedroom semi-detached home in Clayhanger village close to shops and local school.

This superb property briefly comprises, entrance porch, hallway with stairway to first floor, lounge / dining room with feature fireplace and French Doors to garden, dining kitchen with integrated appliances and sitting area overlooking the rear garden, utility room, three bedrooms, bathroom with shower, store room, off road parking, superb garden to rear with various mature shrubs, patio and lawn areas





Property Specification

EXTENDED SEMI-DETACHED HOME
THREE BEDROOMS
LOUNGE/DINING ROOM
EXTENDED BREAKFAST KITCHEN
LAUNDRY

Entrance Porch

Entrance Hallway

Lounge/Dining Room 23' 9" x 10' 6" (7.24m x 3.21m)

Kitchen/Breakfast Room 12' 11" max x 15' 1" max (3.94m x 4.6m)

Utility room 6' 11" x 6' 3" (2.12m x 1.9m)

Garage

First Floor Landing

Bedroom One 12' 6" x 10' 1" (3.8m x 3.08m)

Bedroom Two 10' 2" x 11' 1" (3.1m x 3.38m)

Bedroom Three 6' 10" x 8' 8" (2.08m x 2.64m)

Bathroom



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 30th July 2026

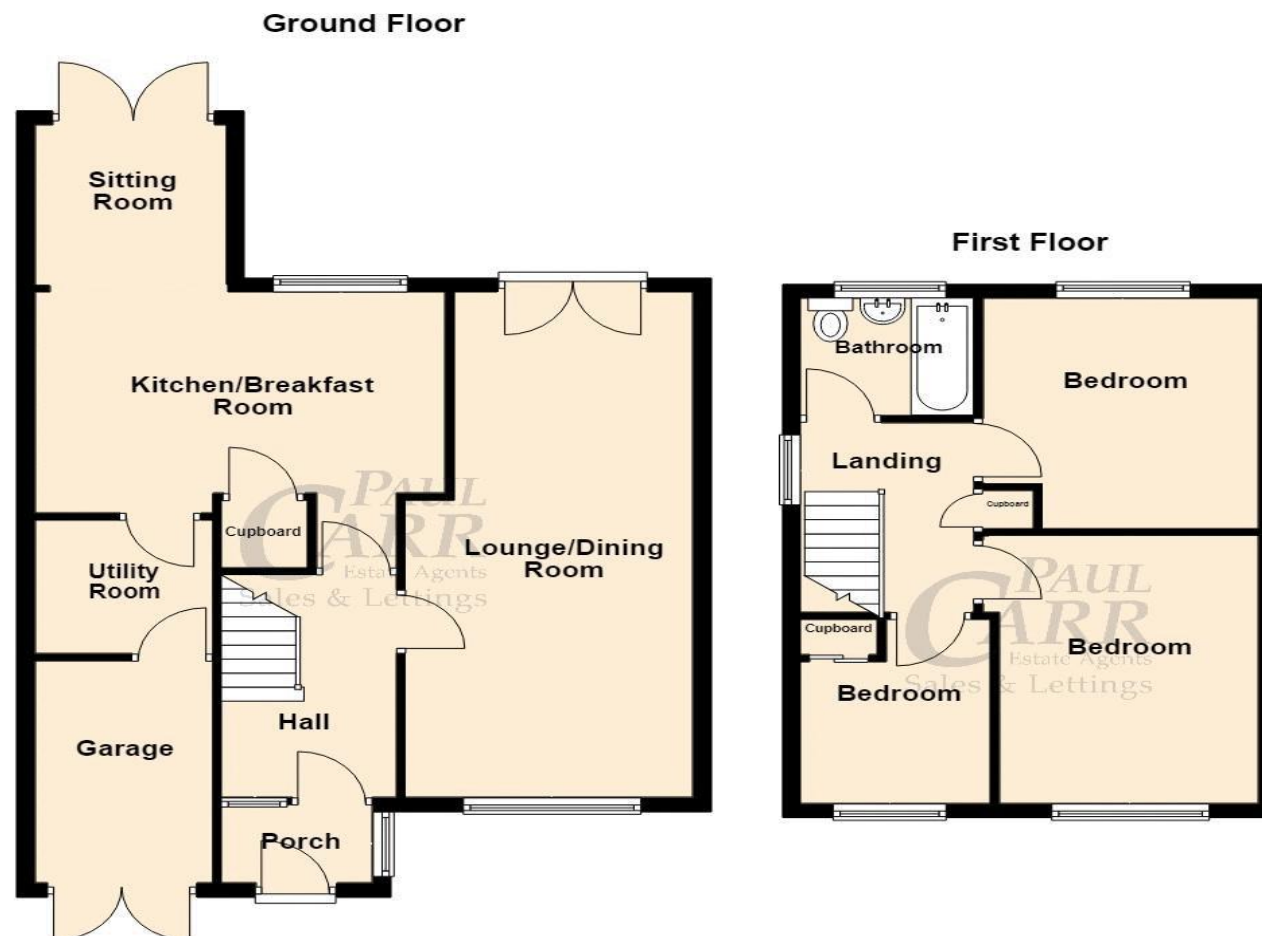
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

