CHRIS FOSTER & Daughter

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29 Clayhanger Lane, Clayhanger, WS8 7DS
Asking Price £300,000

Chris Foster & Daughter are pleased to offer for sale this well-presented three bedroom detached family home, occupying a much sought-after position within the ever popular area of Clayhanger. The generous and versatile accommodation comprises in brief: hall, guest cloakroom, lounge, dining area, fitted kitchen and utility room. To the first floor are three good sized bedrooms, with the master benefiting from an en-suite, together with a family bathroom. The property enjoys a good-sized rear garden, whilst to the front there is a multi-vehicle driveway providing ample off-road parking leading to up and over door to store (remainder of garage). Further benefits include central heating and double glazing (both where specified). Immediate viewing is highly recommended to fully appreciate the accommodation on offer and avoid potential disappointment.

Council Tax Band - D
Local Authority - Walsall
EPC Rating - C

The Property Ombudsman

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29 Clayhanger Lane, Clayhanger



Lounge



Lounge



Dining Area



Kitchen



Kitchen



Utility Area

29 Clayhanger Lane, Clayhanger



Guest Cloakroom



Bedroom One



Ensuite



Bedroom Two



Bedroom Two



Bedroom Three

29 Clayhanger Lane, Clayhanger



Bathroom



Rear Garden



Decking

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Clayhanger
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.

Frontage
The property is approached via a block-paved multi-vehicle driveway leading to up & over door to store and door to:-

Hallway
With central heating radiator, stairs rising to first floor and doors off to:-

Guest Cloakroom
With low flush w.c, wash hand basin, heated towel rail, tiled walls, tiled floor and frosted uPVC double glazed window to the front.

Lounge
3.73 max x 3.68 min (12'2" max x 12'0" min)
With central heating radiator, uPVC double glazed window to the front and arch to:-

Dining Area
3.07 x 2.59 (10'0" x 8'5")
With central heating radiator, uPVC double glazed french doors to the rear and door to:-

Kitchen
4.6 x 3.6 max 3.07 min (15'1" x 11'9" max 10'0" min)
Having a range of eye and base level units with work surface over incorporating double Belfast style sink unit, tiled splashbacks, range style gas cooker, tiled floor, central heating radiator, two uPVC double glazed windows to the rear, frosted uPVC double glazed window to the side, part frosted uPVC double glazed door to the side and arch to:-

Utility Area
2.96 x 2.28 (9'8" x 7'5")
With eye and base level units with work surface over, plumbing for appliance under, tiled splashbacks and tiled floor.

First Floor Landing
With built-in cupboard, loft access and doors off to:-

Master Bedroom
3.15 max x 2.88 min (10'4" max x 9'5" min)
With central heating radiator, built-in wardrobe, uPVC double glazed window to the front and door to:-

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Ensuite
With suite comprising shower cubicle with electric shower, wash hand basin, low flush w.c, heated towel rail, tiled walls, tiled floor and frosted uPVC double glazed window to the front.

Bedroom Two
6.18 x 2.28 (20'3" x 7'5")
With central heating radiator, built-in cupboard, uPVC double glazed windows to front and side and double glazed skylight to the rear.

Bedoom Three
3.32 max x 2.6 min (10'10" max x 8'6" min)
With central heating radiator and uPVC double glazed window to the rear.

Bathroom
With suite comprising bath, wash hand basin, low flush w.c, tiled floor, tiled walls, heated towel rail and frosted uPVC double glazed window to the rear.

Rear Garden
With decked area and paved patio with good sized lawned garden beyond. Timber shed.

We understand the property is 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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All measurements are approximate and for display purposes only



