



Lovett & Co.
estate agents



High Street
Clayhanger



Lovett & Co. Estate Agents are delighted to offer for sale this beautifully presented and deceptively spacious two-bedroom home, offering stylish and versatile accommodation throughout, with a stunning kitchen/diner, generous living space and superb detached outbuilding providing excellent additional flexibility.

The ground floor also features a generous lounge to the front, providing a comfortable separate living space. Completing the ground-floor accommodation is a large and particularly useful utility/WC, offering excellent additional storage and laundry space, with potential to be adapted to incorporate a shower room, if required. To the first floor is a landing providing access to two well-proportioned bedrooms and the family bathroom, with the spacious main bedroom positioned to the front of the property.

Externally, the property benefits from a generous driveway providing off-road parking for two vehicles, with gated side access leading through to the rear. The property enjoys an attractive and private rear garden, thoughtfully landscaped for ease of maintenance and outdoor entertaining. The garden features artificial lawn areas complemented by a paved pathway and patio, providing ample space for outdoor seating and dining.

Another superb feature is the substantial detached outbuilding, currently set up as an impressive garden bar and benefiting from lighting and power. This highly versatile space offers fantastic potential for a variety of alternative uses, including a home office, gym, games room, studio or entertaining space, making it ideal for those working from home or requiring valuable additional accommodation away from the main house.

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 including shops restaurants & bars along with other attractions while also being conveniently located for access to good local schooling. 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.





RECEPTION HALL:

A welcoming entrance hall accessed via the front entrance door, featuring a decorative glazed panel and matching side window providing plenty of natural light. Finished with wood-effect flooring, ceiling light point and door to lounge.

LOUNGE:

5.60m x 3.80m (18'4" x 12'6")
an attractive exposed brick fireplace with timber mantel and inset fire, creating an impressive focal point. Further features include a large bay window to the front aspect, contemporary feature wall panelling, wood-effect flooring, ceiling light point, doorway to stairs leading to the first floor and door to kitchen-diner.

KITCHEN-DINER:

4.50m x 3.80m (14'9" x 12'6")
A stunning kitchen/diner, completely refurbished in 2024, forming the impressive heart of the home. Featuring a stylish range of fitted units and work surfaces together with a central kitchen island, providing additional preparation space, wood-effect flooring, light point, recessed spot lighting, Range oven and extractor, American fridge freezer, dishwasher and space and plumbing for washing machine, window to rear and French doors opening directly onto the rear garden.

W.C./UTILITY ROOM

1.67m x 1.46m (5'6" x 4'9")
Carpeted flooring, ceiling light point, doors off to two bedrooms and family bathroom.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE:

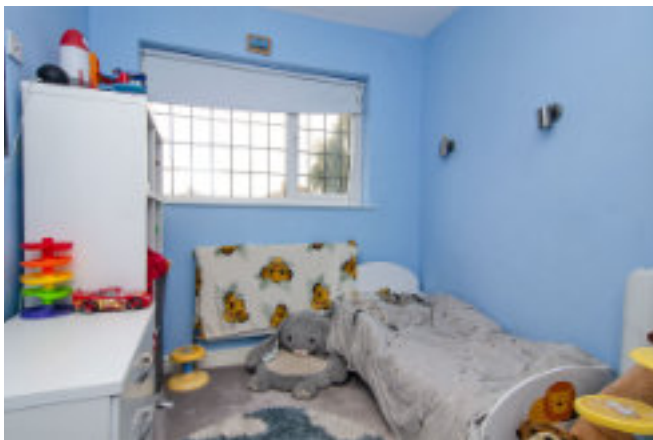
4.10m x 2.70m (13'5" x 8'10")
A generous double bedroom positioned to the front of the property, featuring a large bay window with inset spot lights, carpeted flooring, ceiling light point and radiator.

BEDROOM TWO:

2.70m x 2.40m (8'10" x 7'10")
A well-proportioned second bedroom with a window overlooking the rear aspect, suitable for use as a bedroom, nursery or home office. Carpeted flooring, ceiling light point and radiator.

FAMILY BATHROOM:

2.77m (9' 1") x 1.96m (6' 5")
Fitted with a modern suite comprising a freestanding claw foot bath, wash hand basin and WC, with a window to the rear aspect.



OUTBUILDING/BAR:

4.70m x 3.50m (15'5" x 11'6")

A superb detached outbuilding, currently utilised as an impressive garden bar and entertaining space. Benefiting from lighting and power, this substantial and highly versatile building could alternatively make an excellent home office, gym, games room or studio. It also benefits from its own separate WC, making it particularly well suited for entertaining or working from home.

VIEWING:

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

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DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

