



Bridge Close, Clayhanger
Walsall, WS8 7DY

Offers Over £260,000

Clayhanger

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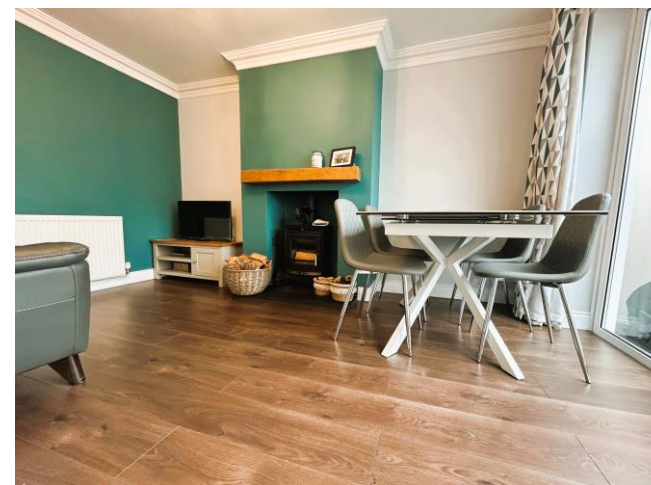
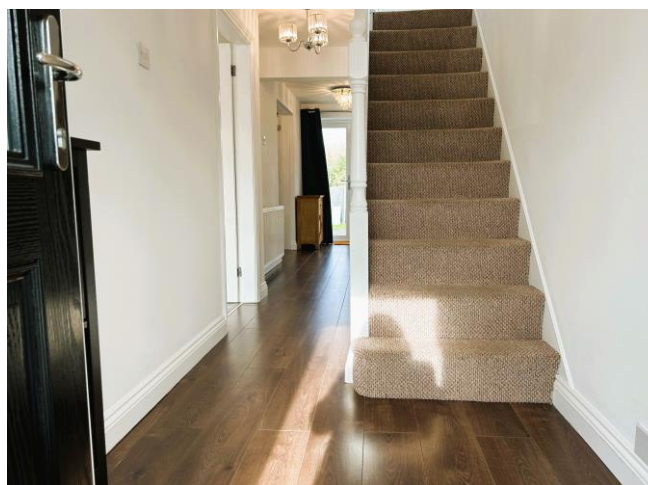


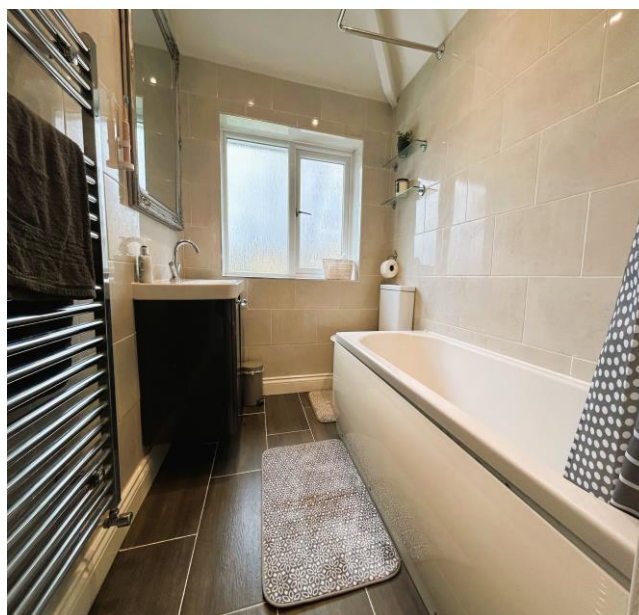
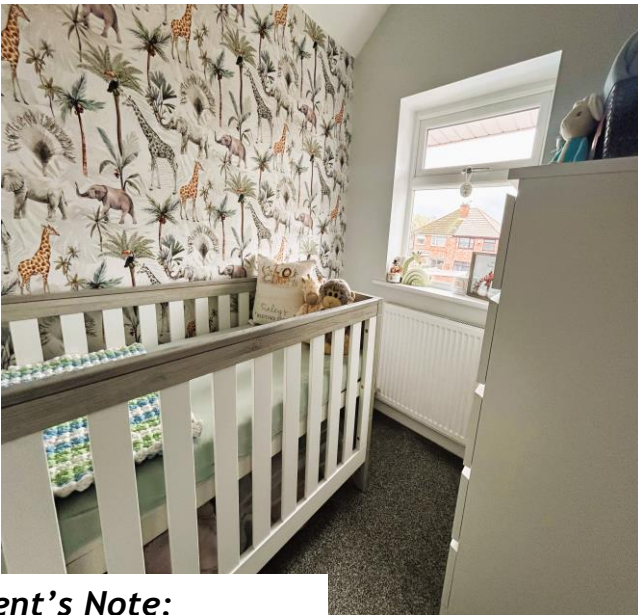
Paul Carr Estate Agents are pleased to offer for sale this traditional family home has been vastly upgraded and stylishly appointed to provide modern comfortable accommodation in a cul-de-sac location with an open aspect to the rear. Internal accommodation comprises storm porch, through hallway, downstairs w.c. lounge, dining room with log burner, refitted kitchen with integrated appliances, conservatory, three bedrooms and a refitted luxury bathroom with rain drop shower.

The property is approached via a driveway providing off road parking along with access to a 11ft garage/store.

The rear garden enjoys an open aspect, and is a good size laid mainly to lawn with a decked patio area.

A genuinely rare opportunity to buy in this location.





Property Specification

STUNNING LINK SEMI DETACHED HOME
OPEN VIEWS TO REAR
TWO RECEPTION ROOMS & CONSERVATORY
DOWNSTAIRS W.C.
STUNNING FITTED KITCHEN

Entrance Porch

Entrance Hallway

Lounge 11' 11" x 10' 3" (3.63m x 3.12m) + bay

Dining Room 12' 9" x 9' 5" (3.88m x 2.87m)

Conservatory 9' 11" x 6' 11" (3.02m x 2.11m)

Kitchen 11' 11" x 7' 8" (3.64m x 2.34m)

Utility room

Guest WC

Garage/Storage 10' 11" x 7' 11" (3.33m x 2.41m)

First Floor Landing 0' 0" x ' " (0m x m)

Bedroom One 11' 10" x 9' 9" (3.61m x 2.97m) + bay

Bedroom Two 11' 10" x 9' 9" (3.61m x 2.97m)

Bedroom Three 8' 7" x 5' 9" (2.61m x 1.76m)

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: 3rd November 2025

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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

