



Rushbrook Close, Clayhanger
Walsall, WS8 7SZ

Offers in Excess of £270,000

Clayhanger

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Paul Carr Estate Agents are pleased to offer this well presented three-bedroom detached home occupying a generous corner plot in popular Clayhanger village being close to local shops, schools and transport links.

The property comprises: entrance hall with tiled floor and stairway to first floor, spacious light and airy lounge with feature fireplace incorporating a coal effect fire, separate dining room with French doors to the patio area, kitchen with base and wall cupboards, single drainer sink unit with mixer tap, working surfaces, extractor hood, door to side, understairs storage cupboard. On the first floor are three bedrooms two with fitted wardrobes and a modern bathroom with waterfall shower.

There are mature gardens to the front, side & private rear garden, off road parking for several vehicles.





Property Specification

WELL PRESENTED DETACHED HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
KITCHEN
MODERN BATHROOM WITH SHOWER

Entrance Hall

Lounge 17' 9" x 11' 1" (5.41m x 3.38m)

Dining Room 9' 7" x 7' 8" (2.92m x 2.34m)

Kitchen 9' 7" x 7' 3" (2.92m x 2.21m)

First Floor Landing

Bedroom One 11' 9" x 8' 6" (3.58m x 2.59m)

Bedroom Two 9' 4" x 8' 5" (2.84m x 2.57m)

Bedroom Three 8' 7" x 6' 0" (2.61m x 1.83m)

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: 23rd March 2026

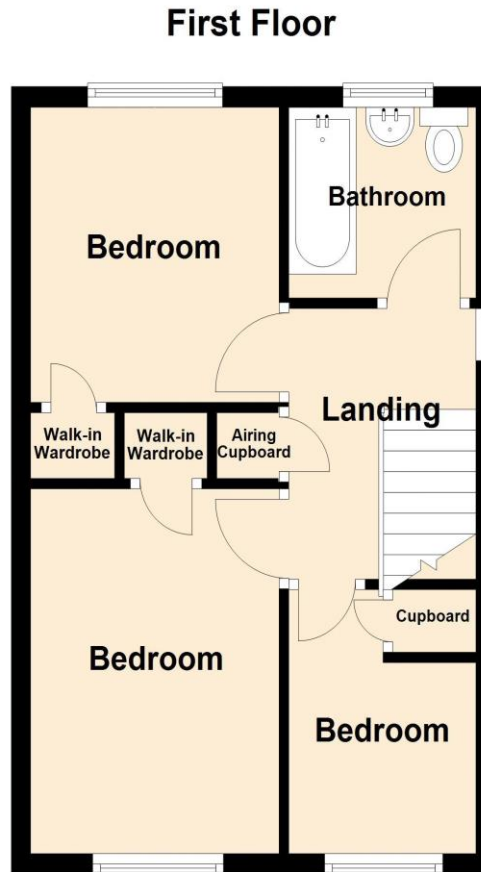
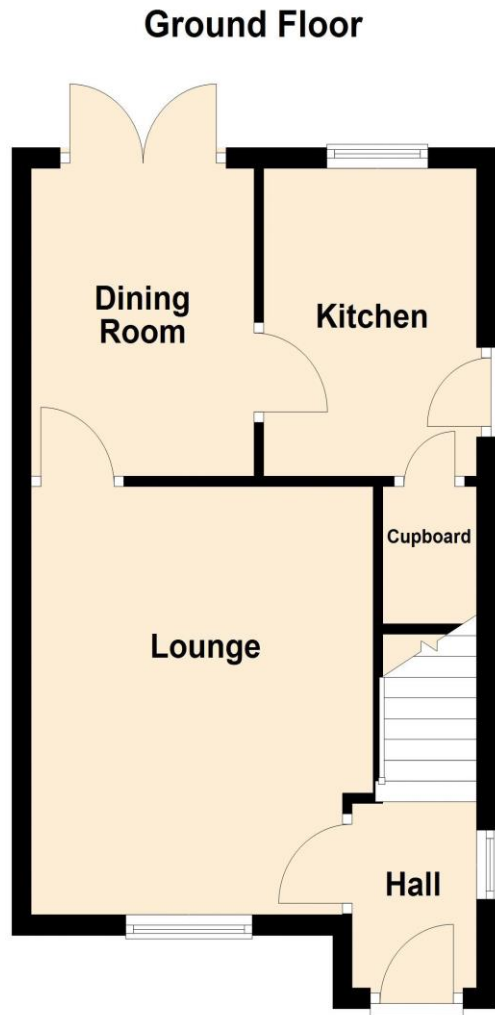
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: C
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
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

