PAUL CARR Estate Agents Sales & Lettings

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Bransdale Road, Clayhanger
Walsall, WS8 7SD

Offers in the Region Of £405,000

Clayhanger

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Paul Carr Estate Agents are pleased to offer for sale this beautifully presented detached residence in popular Clayhanger Village occupying a prominent corner position affording ample off-road parking, a double detached garage and an enclosed rear garden with patio area.

The spacious internal accommodation comprises: through hallway with composite front door and stairway to first floor, lounge with media wall including a flame effect fire, sitting/playroom, well appointed modern high gloss kitchen incorporating integrated appliances and breakfast bar plus a formal dining area, conservatory, utility room with adjoining cloak room/w.c. completes the ground floor. On the first floor is the master bedroom with stylish en-suite shower room, three further bedrooms and family bathroom with white suite.

A truly wonderful property ideal for a growing family.





















Property Specification

MUCH IMPROVED DETACHED FAMILY HOME
FOUR BEDROOMS
LOUNGE WITH MEDIA WALL & FLAME EFFECT FIRE
SNUG/PLAY ROOM
MODERN HIGH GLOSS KITCHEN/DINER WITH INTEGRATED APPLIANCES

Entrance Hallway

Lounge 16' 6" x 10' 7" (5.02m x 3.22m)

Kitchen/Diner 20' 4" x 10' 0" (6.19m x 3.05m)

Playroom/Sitting Room 16' 6" x 7' 6" (5.03m x 2.29m)

Conservatory 10' 7" x 9' 3" (3.23m x 2.83m)

Utility room 6' 2" x 5' 2" (1.87m x 1.57m)

Guest WC

First Floor Landing

Bedroom One 15' 7" x 11' 5" (4.76m x 3.49m)
En-suite

Bedroom Two 14' 4" x 7' 10" (4.37m x 2.4m)

Bedroom Three 11' 5" x 7' 7" (3.48m x 2.32m)

Bedroom Four 11' 4" x 8' 2" (3.45m x 2.49m)

Family Bathroom

Detached Double Garage

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: 25th August 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 £47.50 + VAT (£57 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:

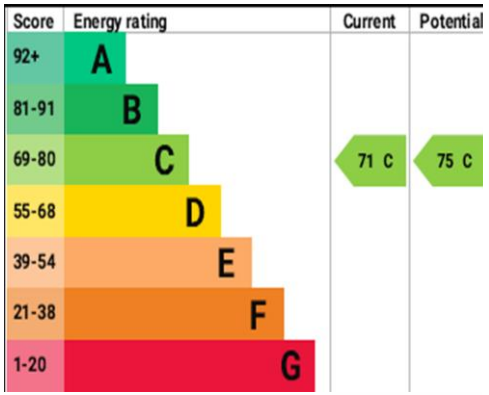
Services connected: Mains gas, electricity, water & drainage
Council tax band: E
Tenure: Freehold

Floor Plan

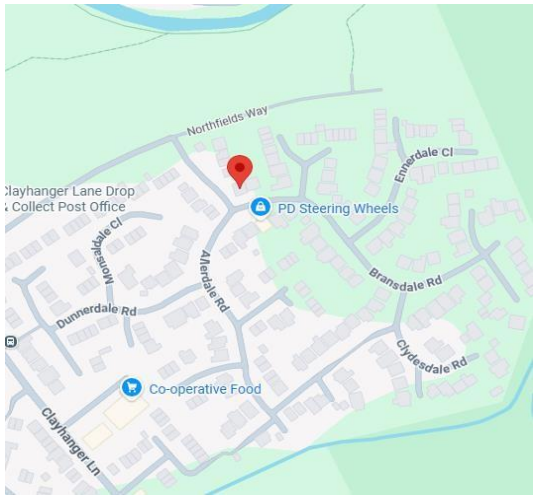
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman