



Leacliffe Way,
Streetly/Aldridge Border, WS9 0PW

£400,000

Paul Carr Estate Agents are delighted to present this deceptively spacious and extended three-bedroom detached bungalow, ideally positioned within a peaceful cul-de-sac.

Offering well-proportioned, single-level accommodation, this superb home is perfectly suited to downsizers, those seeking accessible living, or anyone looking for versatile and comfortable accommodation.

Conveniently located close to excellent transport links and a range of local amenities, the property combines practicality with an enviable setting.

Set back from the road behind a generous driveway, the property is accessed via a welcoming entrance hallway.

To the front, the spacious lounge enjoys an attractive outlook and provides an excellent space for relaxing or entertaining.

The modern fitted breakfast kitchen features a comprehensive range of wall, base and drawer units, an integrated oven and hob, and ample space for additional white goods. Leading from the kitchen is a useful lobby with access to the rear garden, a storage cupboard, and the third bedroom.

Bedroom Three is a versatile dual-aspect room with windows to both the front and rear, making it ideal as a guest bedroom, dining room, home office, or additional reception room, depending on your lifestyle. Bedroom Two enjoys delightful views over the rear garden and benefits from a range of fitted wardrobes, providing excellent storage.

The impressive principal bedroom overlooks the beautiful rear garden and features sliding patio doors opening into the conservatory, creating a wonderful connection between the indoor and outdoor spaces. The bedroom also benefits from a spacious en-suite shower room, complete with a walk-in shower designed with accessibility in mind, a comfort-height WC, and a wash hand basin.

Externally, the rear garden is undoubtedly one of the property's standout features. Beautifully maintained, it offers a decked patio seating area, an attractive pergola, a well-kept lawn, and enclosed boundaries, creating a private and tranquil space to enjoy throughout the year.

The bungalow benefits from solar panels on the roof and has an impressive EPC rating of **B**, highlighting its' excellent energy efficiency in helping to reduce running costs.

Offered for sale with no upward chain, this exceptional bungalow presents a fantastic opportunity for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the spacious accommodation, versatile layout, and delightful garden this wonderful home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

Services Connected: Mains electric, gas, water and drainage

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Accommodation

Hallway

Lounge 11' 7" x 13' 9"
(3.53m x 4.19m)

Breakfast Kitchen 11' 9" x 10' 0"
(3.58m x 3.05m)

Bathroom 9' 8" x 7' 1"
(2.94m x 2.16m)

Bedroom One 16' 5" x 10' 8"
(5.00m x 3.25m)

En-Suite Shower Room 14' 9" x 8' 0"
(4.49m x 2.44m)

Conservatory 9' 2" x 9' 2"
(2.79m x 2.79m)

Bedroom Two 11' 9" x 10' 0"
(3.58m x 3.05m)

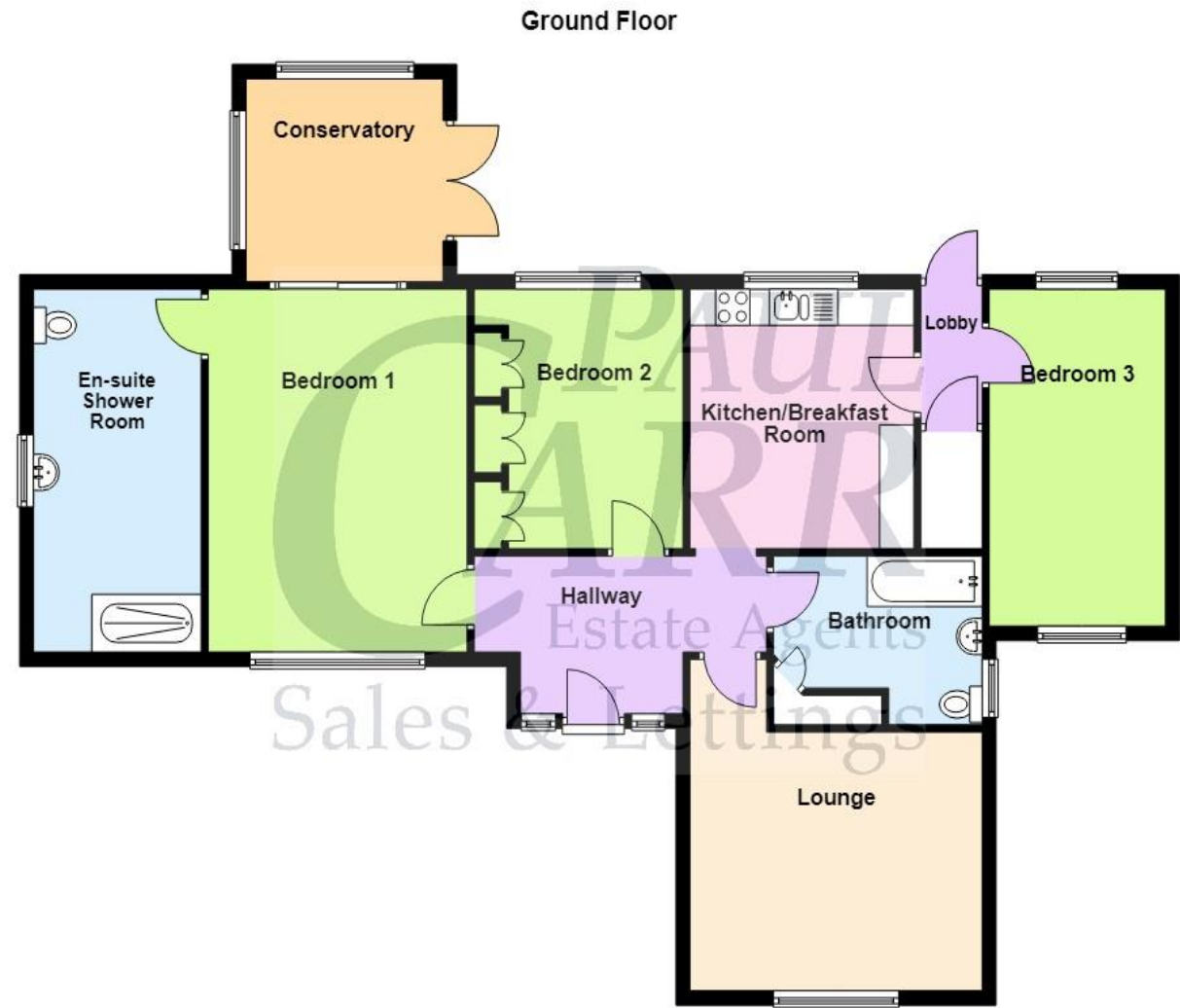
Bedroom Three/Reception Room 15' 9" x 8' 4"
(4.80m x 2.54m)





Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location









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:

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.

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