



High Street, Clayhanger
Walsall, WS8 7EA

Offers in Excess of £160,000

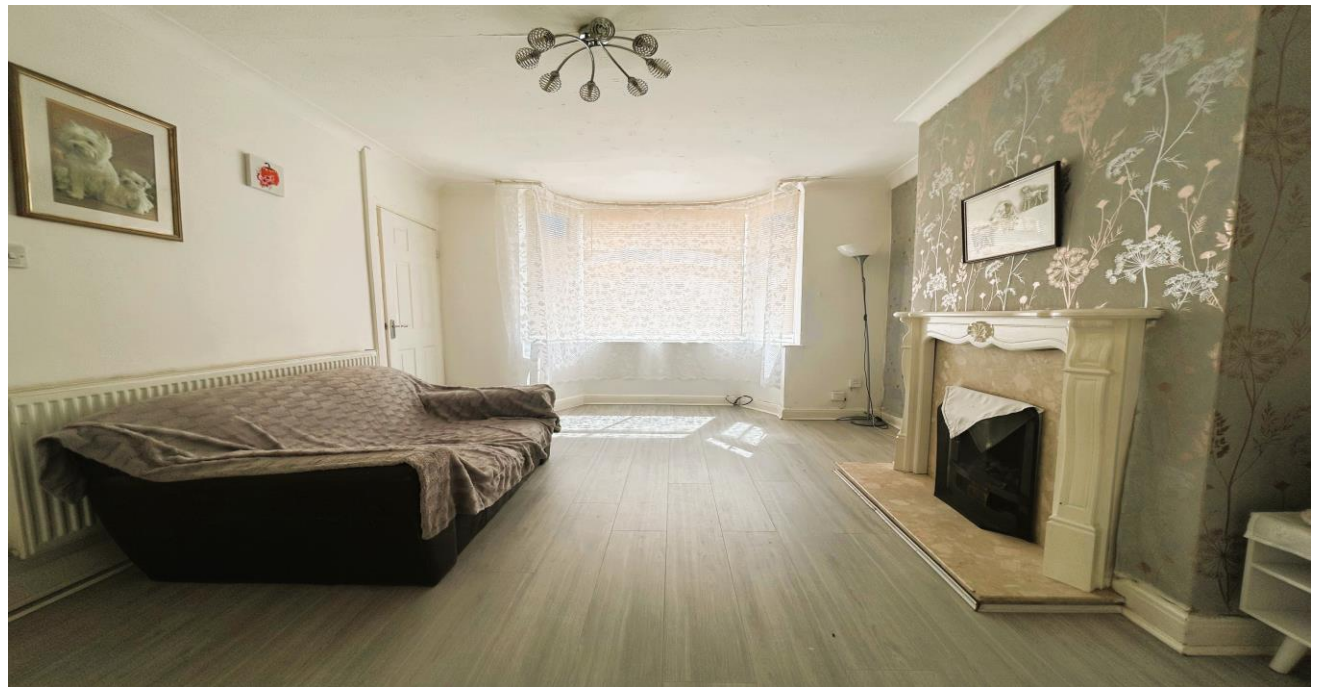
Clayhanger

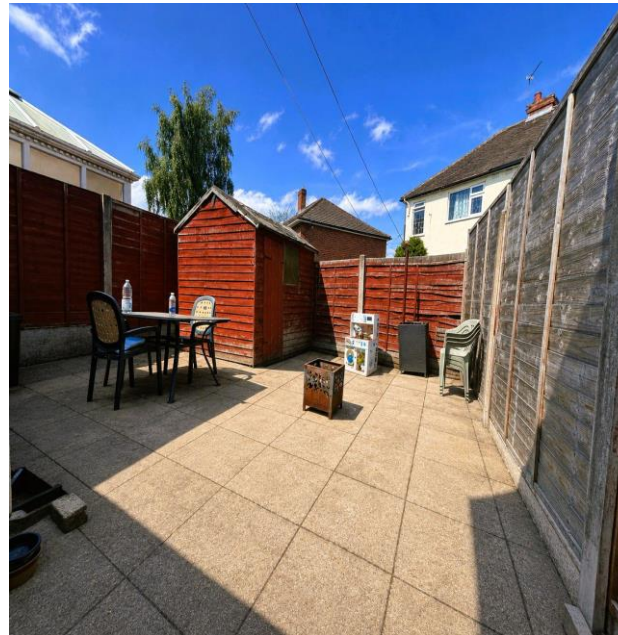
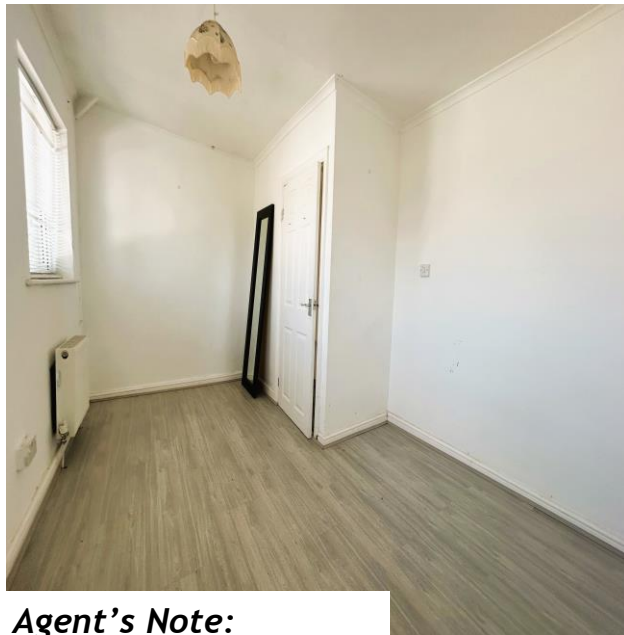
Offers in Excess of £160,000



ATTENTION FIRST TIME BUYERS...A traditional style semi detached home situated in popular Clayhanger village.

Internal features comprise an entrance hallway, lounge, extended dining kitchen, bathroom to the ground floor and two double bedrooms. front & rear gardens.





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: 30th July 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.

Property Specification

TWO BEDROOM SEMI DETACHED HOME
LOUNGE
EXTENDED KITCHEN
TWO DOUBLE BEDROOMS
BATHROOM

Entrance Hall

Lounge 13' 11" x 10' 8" (4.25m x 3.25m)

Kitchen 11' 10" x 9' 4" max (3.61m x 2.85m max)

Bathroom

First Floor Landing

Bedroom One 11' 4" x 11' 6" (3.45m x 3.50m)

Bedroom Two 13' 11" x 9' 4" max (4.23m x 2.85m max)

Viewer's Note:

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

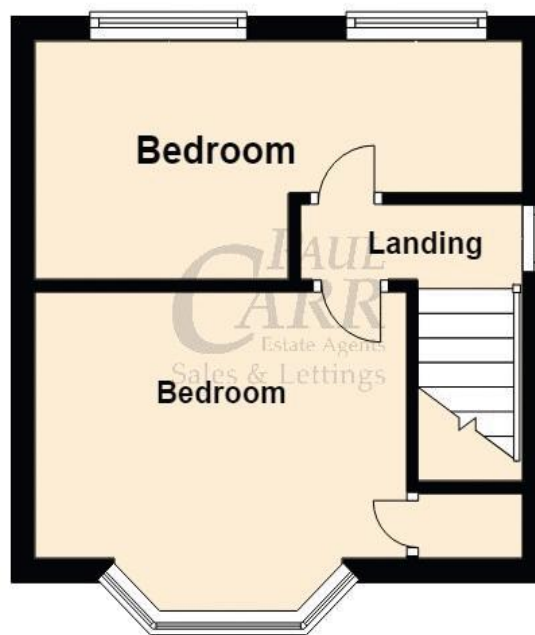
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

