



## Clayhanger Lane, Brownhills

Walsall, WS8 7DT

Offers In Excess Of £450,000



Goodchilds are pleased to offer this beautifully presented property. Property benefits from a large entrance hall, Kitchen, utility, inviting lounge with a conservatory off the lounge giving access to the garden. Downstairs bathroom and upstairs shower room. Property is in a great location in the sought after village of Clayhanger benefiting from local amenities and schools.

Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

### Front View



Mature garden and tarmac drive. Range of shrubs and plants.

### Entrance Hall



Parquet flooring, Storage cupboard, stairs to the first floor, access to the kitchen, front reception room, Lounge and shower room.

### Lounge



Feature fireplace, carpeted flooring, coving, wall mounted radiator and patio doors to the conservatory.

### Conservatory



Access through the lounge by french patio doors access to the rear garden.

### Kitchen



Range of wall and base units, inset bowl, space for oven sink and dishwasher. Window over looking the rear garden and door to the utility.

## Playroom



Carpeted floor, wall mounted radiator and window over looking the front of the property

## Utility

Base units space for washing machine and dryer, window over looking the rear garden and door the to garden.

## Garage

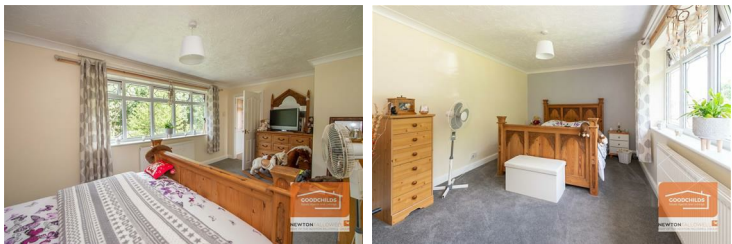
up and over door. Electric points in the garage.

## First floor landing



Access to the bedrooms and shower room.

## Master Bedroom



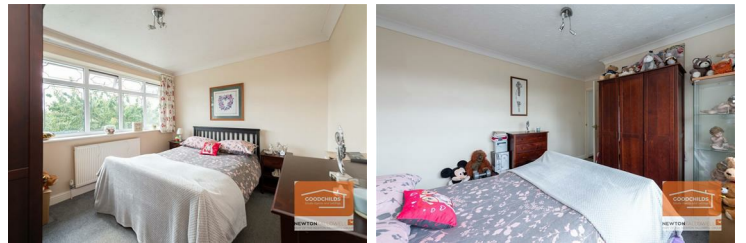
Carpet flooring, wall mounted radiator and window over looking the front of the property.

## Bedroom Two



Carpeted floor, window over looking the front of the property and wall mounted radiator

## Bedroom Three



carpet flooring, wall mounted radiator and window to the rear of the property.

## Bedroom Four



carpet floor, window to the rear and wall mounted radiator

## Bathroom

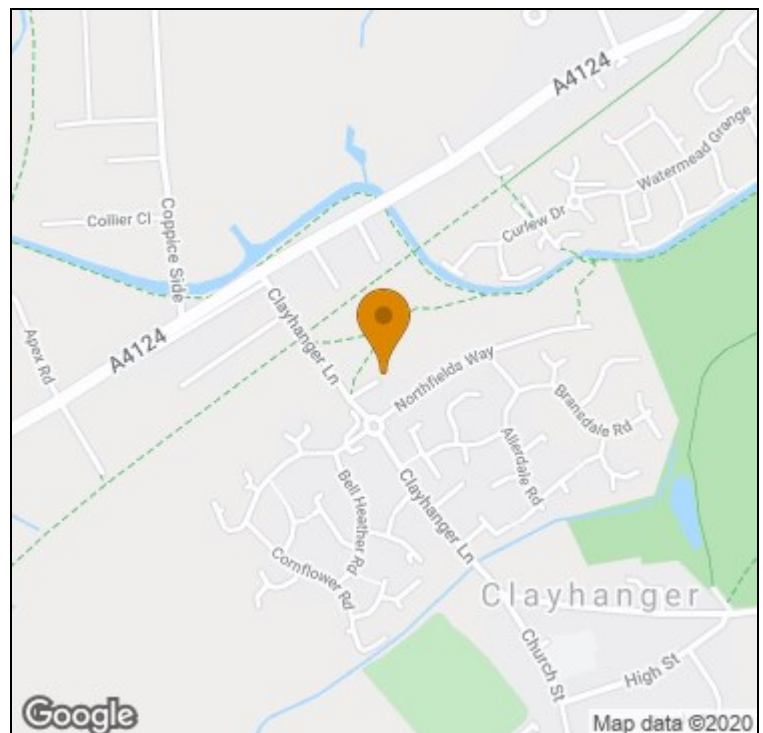


White bathroom suite wall mounted radiator and window to the rear of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01543226655 e: brownhills@goodchilds-uk.com

[www.goodchilds-uk.com](http://www.goodchilds-uk.com)