



Crowberry Close, Clayhanger  
Walsall, WS8 7RH

£260,000

# Clayhanger

£260,000



A Semi Detached Property in popular Clayhanger village - close to local schools, shops and transport links: comprising Hall, Open Plan Lounge/Dining Room, newly fitted Kitchen, with integrated appliances, Integral Garage, driveway with side lawn, rear garden with slabbed patio area, bedroom one with re-fitted luxury ensuite, two further bedrooms and a recently re-fitted family bathroom.





## Property Specification

THREE BEDROOMS  
LOUNGE DINER  
NEWLY FITTED KITCHEN  
MASTER BEDROOM  
LUXURY ENSUITE

### Entrance Hallway

Kitchen/Breakfast Room 14' 0" x 6' 6" (4.26m x 1.98m)

Lounge/Diner 18' 0" x 11' 5" (5.48m x 3.48m)

Integral Garage 17' 2" x 7' 11" (5.23m x 2.41m)

Bedroom One 11' 0" x 9' 9" (3.35m x 2.97m)

### En-suite

Bedroom Two 11' 2" x 9' 5" (3.40m x 2.87m)

Bedroom Three 8' 6" x 8' 0" (2.59m x 2.44m)

### Bathroom

### Agent's Note:

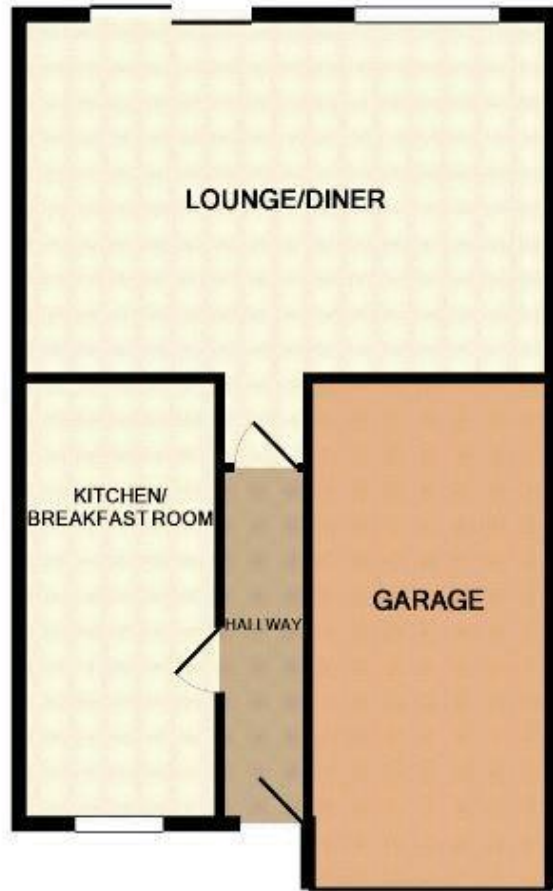
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 15th December 2023

### Viewer's Note:

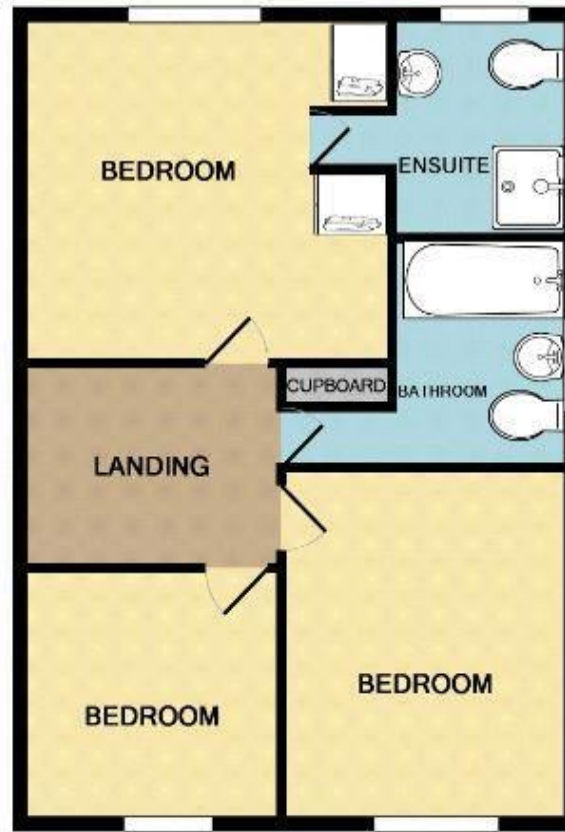
Services connected: Mains gas, electricity, water & drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



GROUND FLOOR



1ST FLOOR

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

