

# CHRIS FOSTER & Daughter

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## 10 Bridge Way, Clayhanger, WS8 7EJ Guide Price £250,000

A well presented, modern, three bedroom, semi detached residence occupying a quiet cul-de-sac position in this popular residential location within easy reach of local amenities.

\* Reception Hall \* Lounge \* Conservatory \* Fitted Kitchen \* Three Bedrooms \* Modern Bathroom \* Off Road Parking \* Open Aspect to Rear \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248





## 10 Bridge Way, Clayhanger



Lounge



Lounge



Conservatory



Conservatory

## 10 Bridge Way, Clayhanger



Fitted Kitchen



Fitted Kitchen



Fitted Kitchen



Bedroom One



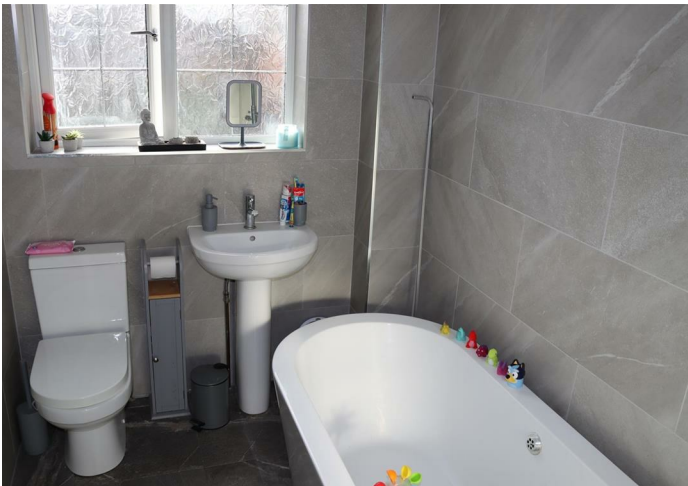
## 10 Bridge Way, Clayhanger



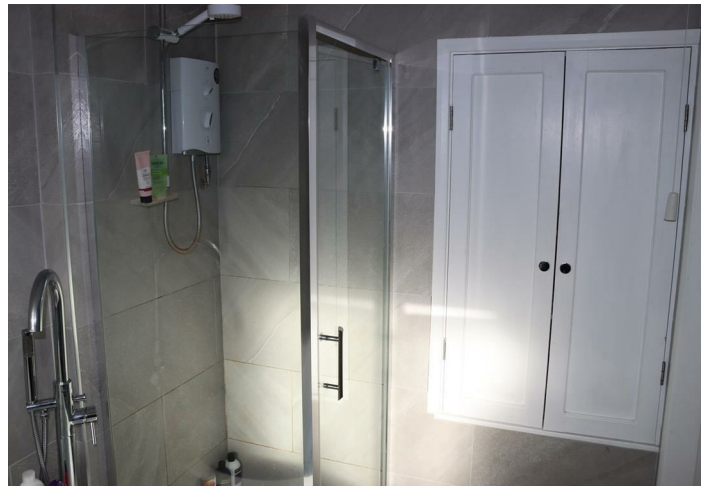
Bedroom Two



Bedroom Three



Modern Bathroom



Rear Garden

# 10 Bridge Way, Clayhanger

An internal inspection is highly recommended to begin to fully appreciate this well presented, modern, semi detached residence that occupies a quiet cul-de-sac position with open aspect to rear within the popular village of Clayhanger and within easy reach of local amenities.

Clayhanger has local shopping facilities at Clayhanger Lane whilst Brownhills High Street is approximately 1 mile distance with its more comprehensive amenities including a Tesco together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 3 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **RECEPTION HALL**

having composite entrance door, tiled floor, central heating radiator, ceiling light point and storage cupboard off.

## **LOUNGE**

4.65m x 4.19m (15'3 x 13'9)

double glazed window to rear elevation, laminate floor covering, feature fireplace with gas fire fitted, ceiling light point, two wall light points and double glazed sliding patio door to:

## **CONSERVATORY**

3.99m x 2.82m (13'1 x 9'3)

PVCu double glazed, double opening doors and windows to the rear, laminate floor covering, central heating radiator and two wall light points.

## **MODERN FITTED KITCHEN**

4.62m x 3.76m (15'2 x 12'4)

PVCu double glazed window to front elevation, range of modern fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, space for washing machine, tumble dryer dishwasher and fridge/freezer, two ceiling light points and central heating radiator.

## **FIRST FLOOR LANDING**

ceiling light point and loft access.

## **BEDROOM ONE**

4.27m x 2.74m (14'0 x 9'0)

PVCu double glazed window to rear elevation, range of fitted wardrobes, double bed recess and overhead storage, central heating radiator, ceiling light point and potential for en suite off.

## **BEDROOM TWO**

3.05m x 2.72m (10'0 x 8'11)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

# 10 Bridge Way, Clayhanger

## **BEDROOM THREE**

3.28m x 1.80m (10'9 x 5'11)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

## **MODERN BATHROOM**

3.12m x 1.80m (10'3 x 5'11)

PVCu double glazed frosted window to front elevation, free standing bath with mixer tap and shower attachment fitted, separate shower enclosure with electric "Mira" shower fitted, pedestal wash hand basin, WC, tiled walls and floor, chrome heated towel rail, ceiling spotlights, extractor fan and airing cupboard off.

## **OUTSIDE**

### **FORE GARDEN**

having driveway providing off road parking for two vehicles, gated side access leads to:

### **REAR GARDEN**

having paved patio, lawn, fencing and open aspect to rear.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

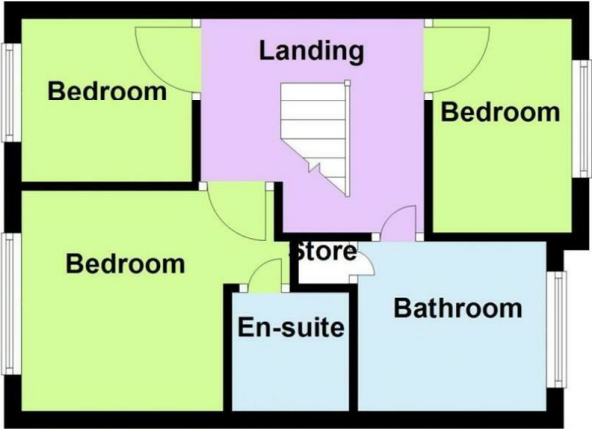
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 10 Bridge Way, Clayhanger

Ground Floor



First Floor



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