PAUL CARR Estate Agents Sales & Lettings

Brownhills | 01543 375777 | Brownhills@paulcarrestateagents.co.uk



Allerdale Road, Clayhanger
Walsall, WS8 7SA

£400,000

Clayhanger

£400,000

4 2 2

Paul Carr Estate Agents are pleased to offer for sale this beautifully presented and much improved four-bedroom detached family home in popular Clayhanger village being close to local amenities, shops, schools and transport links briefly comprising as follows:

Entrance is made via the hallway with stairway to first floor with wood effect flooring. There is a spacious lounge with feature marble fireplace and dining area with French doors to the patio area, a further reception room to the ground floor which is currently used as a play room which could lend itself to be an additional sitting room or home office. The focal point of the ground floor has to be the superb re-fitted extended Breakfast Kitchen with island incorporating a breakfast bar and integrated appliances to include dishwasher, wine fridge and fridge/freezer. The understairs storage cupboard is currently used as laundry area and a Guest WC completes the ground floor. On the first floor are four bedrooms, an Ensuite shower room with a white suite, Three Further Bedrooms and a family bathroom.

The property occupies a corner plot with a generous driveway for several cars and an adjacent lawn area.

There is a neatly laid out rear garden with patio area, shaped lawn and pathway.

This property must be viewed to be fully appreciated.





















Property Specification

WELL PRESENTED DETACHED FAMILY HOME
FOUR BEDROOMS
EXTENDED BREAKFAST KITCHEN WITH ISLAND
SPACIOUS LOUNGE/DINING ROOM
FUTHER RECEPTION ROOM

Entrance Hallway

Lounge 17' 10" max x 12' 1" (5.43m x 3.68m)

Dining Area 9' 2" x 7' 10" (2.79m x 2.39m)

Kitchen/Breakfast Room 12' 10" x 17' 6" (3.91m x 5.33m)

Family Room 16' 2" x 7' 0" (4.92m x 2.13m)

First Floor Landing

Bedroom One 8' 5" x 13' 3" (2.56m x 4.04m)

En-suite

Bedroom Two 8' 6" x 9' 7" (2.59m x 2.92m)

Bedroom Three 14' 6" x 7' 10" (4.42m x 2.39m)

Bedroom Four 14' 7" x 6' 10" (4.44m x 2.08m)

Family 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: 8th 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 £47.50 + VAT (£57 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.

Viewer's Note:

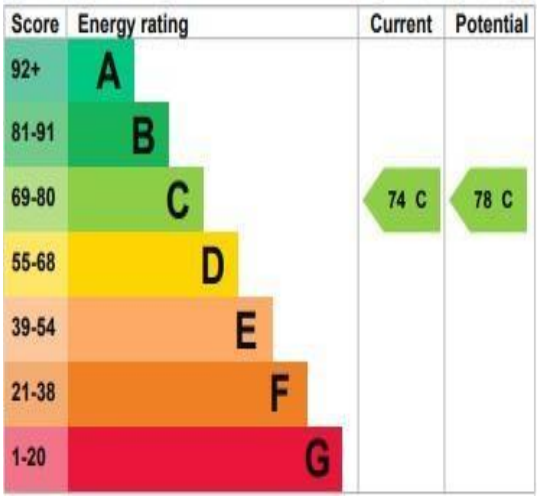
Services connected: Mains gas, electricity, water & drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman