



22 ENNERDALE CLOSE, CLAYHANGER

This modern style end town house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

Early viewing is recommended to fully appreciate the well-presented accommodation which includes a fitted breakfast kitchen including a number of built-in appliances and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and stairs off to first floor.

LOUNGE

4.62m x 3.61m (15' 2" x 11' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator and under stairs storage cupboard.

BREAKFAST KITCHEN

4.49m x 3.09m (14' 9" x 10' 2") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four ring gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, breakfast bar, two ceiling light points, central heating radiator, integrated microwave, fridge/freezer and coffee maker, tiled floor, UPVC double glazed window to rear and UPVC double glazed doors to rear garden.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft hatch and airing cupboard.

BEDROOM NO 1

3.79m x 2.85m (12' 5" x 9' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in

BEDROOM NO 2

3.35m x 2.57m (11' 0" x 8' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 3

2.76m x 1.98m (9' 1" x 6' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, extractor fan and UPVC double glazed window to front.

OUTSIDE

BLOCK PAVED FRONT DRIVEWAY

providing off-road parking for several vehicles and WITH ELECTRIC CAR CHARGING POINT.

GARAGE

having up-and-over entrance door, power and lighting.

ENCLOSED REAR GARDEN

with timber fencing surround, decking area, artificial lawn and with LOG CABIN/SUMMER HOUSE.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/01/25

© FRASER WOOD 2025.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.