



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th October 2024



SNOWDROP CLOSE, CLAYHANGER, WALSALL, WS8

Offers Over : £240,000

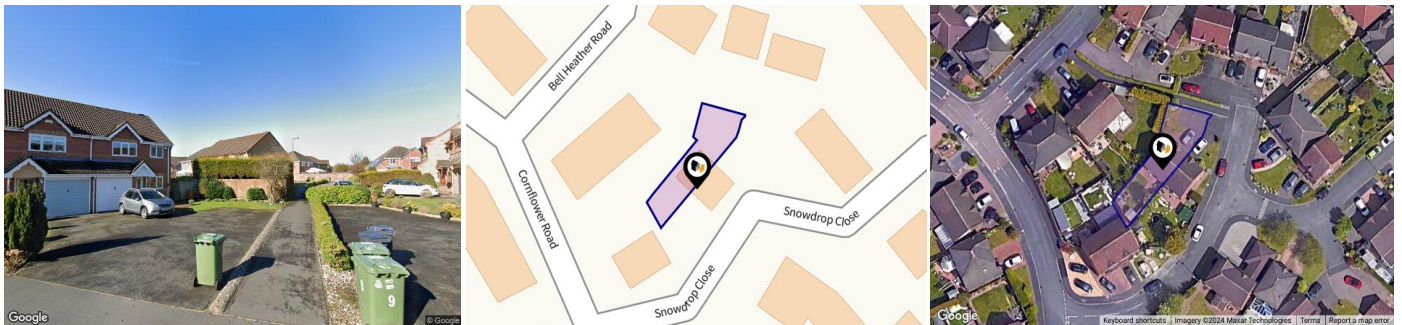
Mark Garner Powered By EXP

Telford, TF3

07789647226

mark.garner@exp.uk.com

exp.uk.com



Property

Type:	Semi-Detached	Offers Over:	£240,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.06 acres		
Year Built :	1997		
Council Tax :	Band C		
Annual Estimate:	£2,111		
Title Number:	WM669010		

Local Area

Local Authority:	Walsall
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	66 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

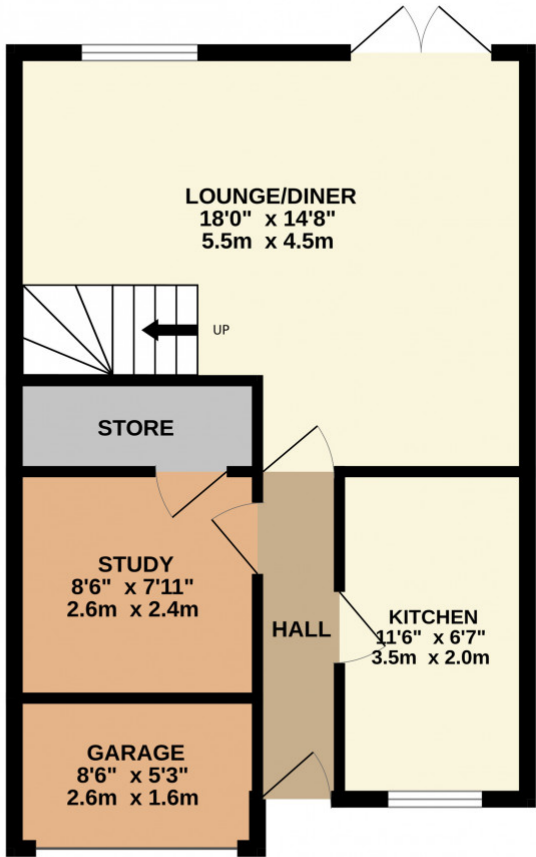




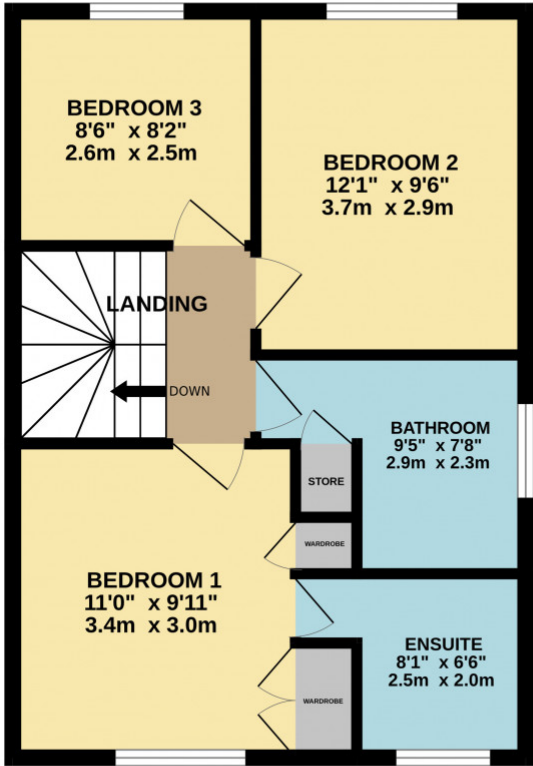


SNOWDROP CLOSE, CLAYHANGER, WALSALL, WS8

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Clayhanger, WS8

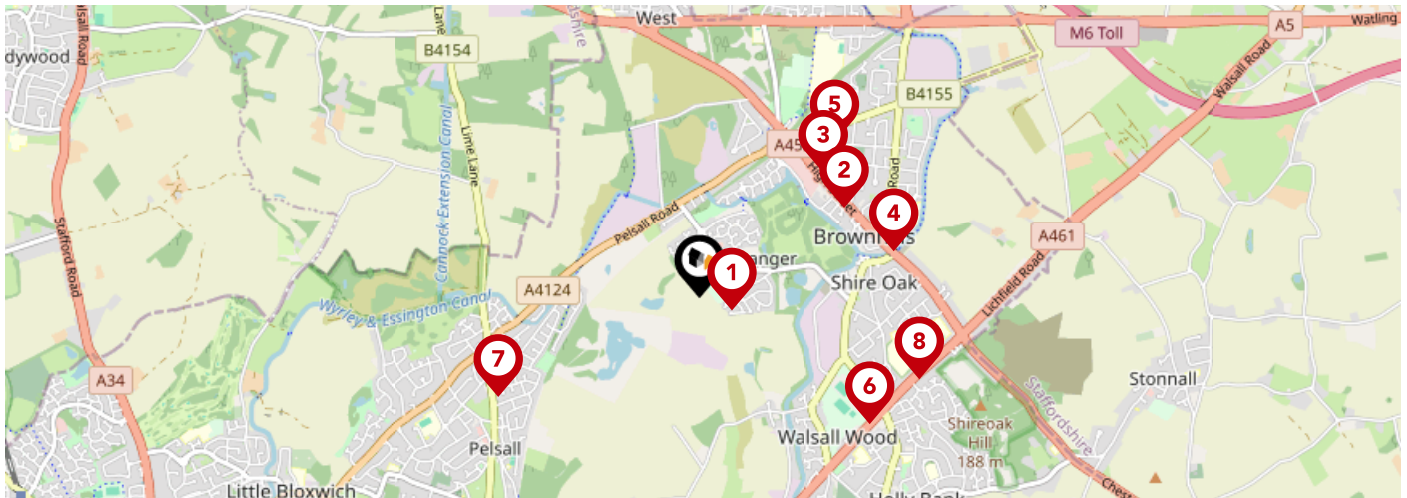
Energy rating
C

Valid until 21.10.2031

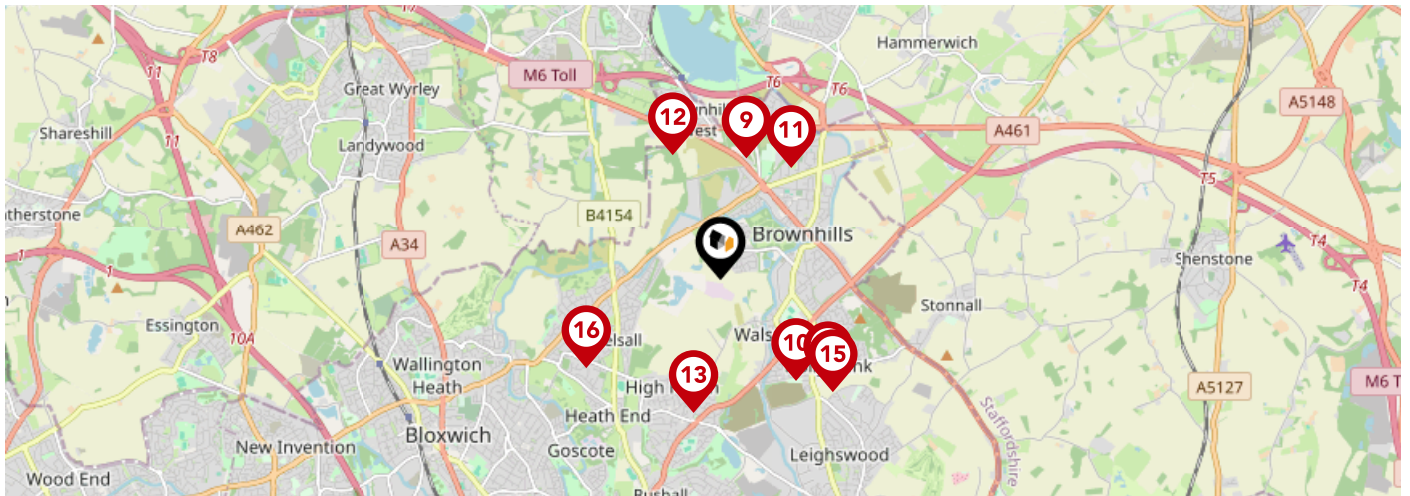
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006d4c; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C	<div style="background-color: #76c730; color: white; padding: 5px; display: inline-block;"> 71 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	75 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Holy Trinity Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 200 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ogley Hay Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 87 Distance:0.76</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St James Primary School</p> <p>Ofsted Rating: Good Pupils: 213 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Millfield Primary School</p> <p>Ofsted Rating: Good Pupils: 221 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Bernadette's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 148 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Walsall Wood School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ryders Hayes School</p> <p>Ofsted Rating: Good Pupils: 450 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Shire Oak Academy</p> <p>Ofsted Rating: Requires improvement Pupils: 1425 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

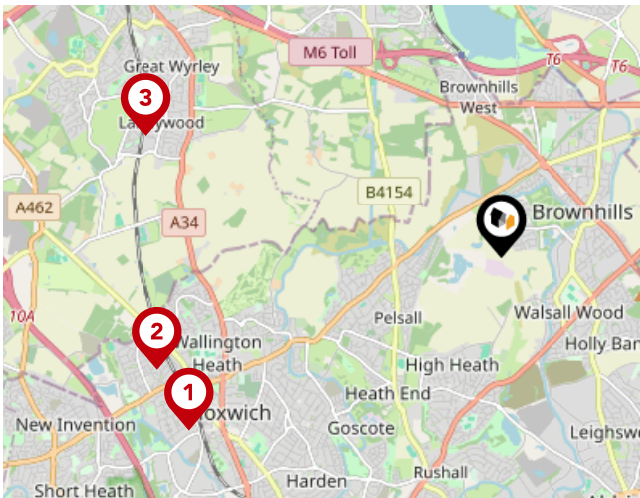


	Nursery	Primary	Secondary	College	Private
<p>9 Watling Street Primary School Ofsted Rating: Good Pupils: 239 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St John's Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Brownhills Ormiston Academy Ofsted Rating: Good Pupils: 720 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Brownhills West Primary School Ofsted Rating: Good Pupils: 184 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ormiston Sheffield Community Academy Ofsted Rating: Good Pupils: 1390 Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Oakwood School Ofsted Rating: Outstanding Pupils: 208 Distance:1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Castlefort Junior Mixed and Infant School Ofsted Rating: Good Pupils: 236 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Pelsall Village School Ofsted Rating: Good Pupils: 295 Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

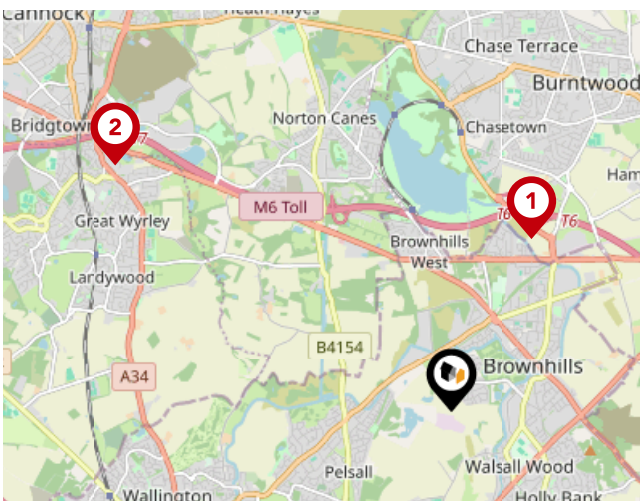
Transport (National)

MARK GARNER
exp UK



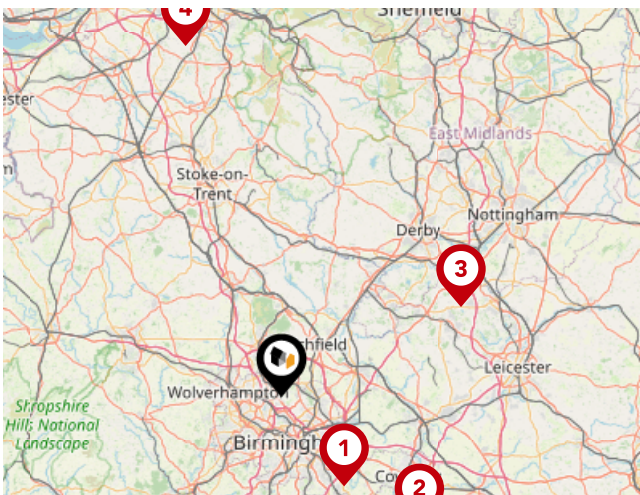
National Rail Stations

Pin	Name	Distance
1	Bloxwich Rail Station	3.2 miles
2	Bloxwich North Rail Station	3.25 miles
3	Landywood Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T6	1.71 miles
2	M6 TOLL T7	3.75 miles
3	M6 J10	4.8 miles
4	M6 J9	5.66 miles
5	M6 J10A	4.47 miles

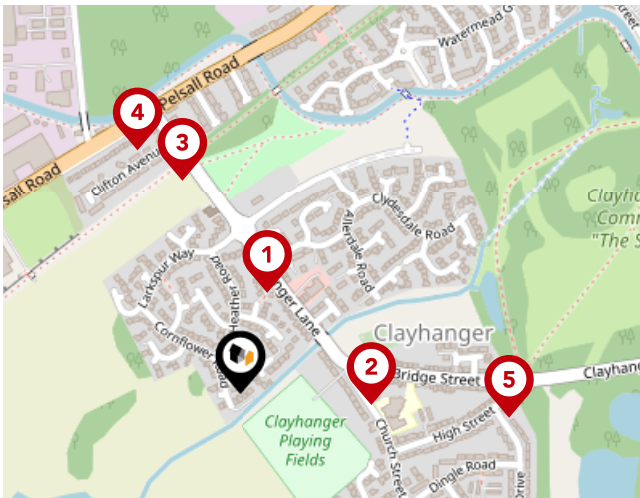


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	15.76 miles
2	Baginton	27.32 miles
3	East Mids Airport	28.81 miles
4	Manchester Airport	51.79 miles

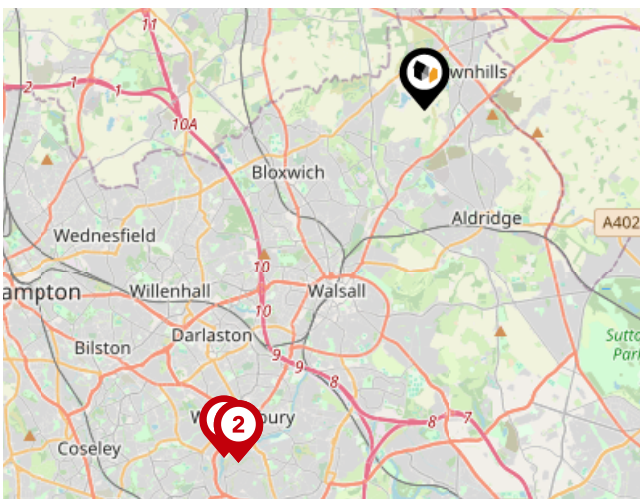
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Larkspur Way	0.12 miles
2	Clayhanger Village	0.15 miles
3	Clifton Ave	0.25 miles
4	Clayhanger Lane	0.3 miles
5	High Street	0.3 miles



Local Connections

Pin	Name	Distance
1	Wednesbury Great Western St (Metro Stop)	7.17 miles
2	Wednesbury Great Western Street (Metro Stop)	7.18 miles
3	Wednesbury Parkway (Midland Metro Stop)	7.24 miles

Mark Garner Powered By EXP

About Us

MARK GARNER


MARK GARNER


Mark Garner Powered By EXP

It's simple really, rather than dealing with multiple people in the office every time you call to ask a question or to get help with an issue that you may have, you deal directly with me from start to finish. I become your personal account manager. You'll get access to my personal number so that you can reach me at a time that suits you. I don't close the office doors at 5pm, as this is not always convenient for you. You can reach me 7 days a week, I'm always here to help.

Testimonial 1



Mark Garner was brilliant. He kept us in the loop from day one. He updated us every step of the way with the purchase of our new home but then at the same time he was also helping advise with the sale of our own house which was a massive help as we were left in the dark with the company we had listed with. I would definitely recommend Mark. Helpful and excellent communication during such a stressful and big transition. Thank you again Mark!

Testimonial 2



Excellent service from start to finish. Mark was always very helpful. Excellent communication, If Mark couldn't answer the phone straight away, he always returned our calls as soon as possible. We highly recommend him.

Testimonial 3



Best estate agent for sure! Mark was excellent from start to finish, consistent and very informative with updates. He made our journey so stressless and was just amazing to deal with. We couldn't thank him enough! HIGHLY RECOMMEND.

Testimonial 4



The best Estate Agent I approached. It was my 3rd property and Mark was absolutely great and professional. He was helping us also with communication between buyers as we were in a chain. We sold and accepted an offer for our house within 3 days from the day the advert appeared online. Highly recommend.



/markgarnerestateagent



/mark_b_garner/



/in/themarkgarner/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mark Garner Powered By EXP or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mark Garner Powered By EXP and therefore no warranties can be given as to their good working order.

Mark Garner Powered By EXP Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

MARK GARNER
exp^{uk}

Mark Garner Powered By EXP

Telford, TF3
07789647226
mark.garner@exp.uk.com
exp.uk.com

