



Canning Road,  
Walsall, WS5 3HN

**£375,000**



# Park Hall, Walsall

£375,000

3



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1



Paul Carr Estate Agents are pleased to offer for sale this 3-bedroom detached house, situated in a highly sought-after cul-de-sac location. The property is in close proximity to local amenities and schools, making it ideal for families seeking a serene and convenient location.

The house offers a well-proportioned layout that includes a spacious open-plan lounge / dining room, kitchen, three excellent bedrooms, and a shower room. The spacious lounge / dining room boasts large windows, double patio doors granting access to a neatly maintained garden with a bow window in the dining area and a fireplace in the lounge area adding character and charm to the space.

The kitchen features a range of fitted units, and an electric cooker point and also provides access to a useful utility area.

The accommodation comprises three bedrooms; two doubles and one single. The master bedroom features built-in wardrobes whilst the single bedroom offers built-in storage options. The shower room is well appointed with a WC, wash basin, and a corner shower cubicle.

Desirable features of this home include a single garage, driveway parking, and a guest WC off the hallway. The property is also available with no onward chain, providing a potentially easier transition for buyers.

With its combination of sizeable living spaces, attractive features, and desirable location, this property presents a fantastic opportunity for those seeking a family home with great potential.







## Property Specification

### Hall

### Lounge Area

4.64m (15'3") x 4.05m (13'4")

### Dining Area

4.12m (13'6") x 3.10m (10'2") plus alcove

### Kitchen

2.96m (9'9") x 2.75m (9')

### Utility

2.45m (8'1") x 1.56m (5'1")

### WC

### Garage

5.27m (17'4") x 2.45m (8'1")

### Landing

### Bedroom 1

3.50m (11'6") x 2.96m (9'9") to wardrobe front

### Bedroom 2

3.68m (12'1") x 3.28m (10'9")

### Bedroom 3

2.50m (8'2") x 2.31m (7'7")

### Shower Room

2.08m (6'10") x 1.85m (6'1")

### 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:

### Viewer's Note:

Services connected:	Gas, electricity, water and 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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

