



5 Calthorpe Road, Walsall,
West Midlands, WS5 3LY

Offers in Excess of £425,000

Walsall

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Paul Carr Estate Agents are delighted to present for sale, this three-bedroom semi-detached house, set in a popular residential area within the WS5 postcode.

The property is conveniently located for families, with a choice of highly regarded local schools nearby and a range of local amenities within easy reach.

Internal inspection reveals the main lounge, which benefits from a bay window to the front and a fireplace with a log burner, providing a bright, welcoming space. The study / playroom, accessed via the hallway, could also function as a potential additional bedroom as required.

The well-appointed breakfast kitchen offers a range of fitted units, double oven and hob, and is open plan to a dining area with French windows leading out to the generous rear garden which also includes a useful summer house. An adjoining utility room gives access to a handy ground floor shower room.

Upstairs, all three bedrooms are double in size, with the principal bedroom enjoying a bay window to the front and fitted wardrobes. The main bathroom is equipped with a bath, separate shower cubicle, WC, and wash basin.

Outside, driveway parking is available at the front of the property with EV-charging point and the rear garden offers ample space for outdoor activities.

Calthorpe Road is within easy reach of Walsall Arboretum, a popular green space perfect for family outings and leisure. Walsall town centre, with its shops, cafés and services, is also easily accessible. The property is well served by public transport, with Bescot Stadium and Walsall train stations offering regular services to Birmingham in under 25 minutes. Bus routes also connect to surrounding areas.





Property Specification

Porch -	1.16m (3'10") x 0.93m (3'1")
Hall -	2.55m (8'4") x 1.16m (3'10")
Lounge -	4.08m (13'4") plus bay x 3.75m (12'4")
Dining Area -	3.75m (12'4") x 2.63m (8'8") plus bay
Breakfast Kitchen Area -	4.85m (15'11") x 3.40m (11'2") max
Utility Area -	3.44m (11'3") x 0.85m (2'10")
Shower Room -	2.15m (7'1") x 0.81m (2'8")
Study/Potential Bedroom -	3.47m (11'5") max x 2.17m (7'2") max
Bedroom 1 -	3.75m (12'4") into wardrobes x 3.37m (11'1") plus bay
Bedroom 2 -	3.75m (12'4") x 3.33m (10'11")
Bedroom 3 -	3.73m (12'3") x 2.35m (7'8")
Bathroom -	2.80m (9'2") x 2.30m (7'7")

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: 14th November 2025

Viewer's Note:

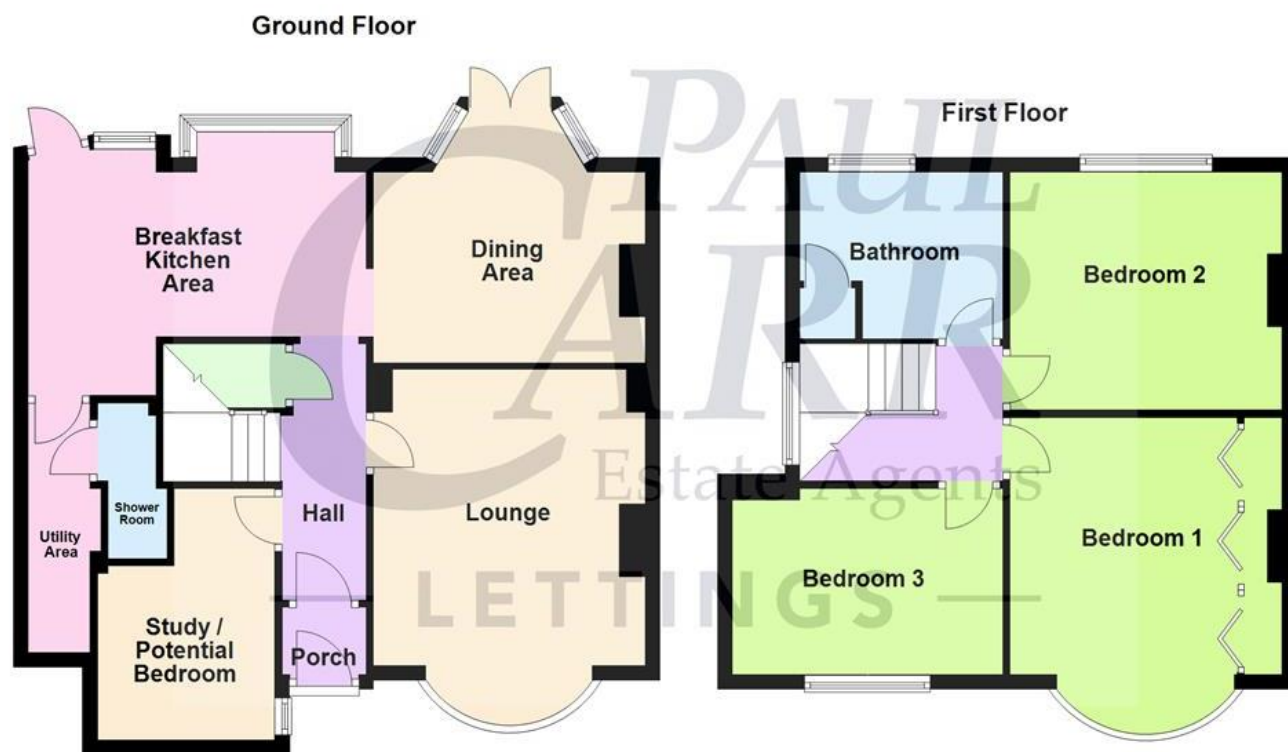
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location

