



Stencills Drive,
Walsall, WS4 2HP

Offers Over £425,000

Walsall

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Paul Carr Estate Agents are delighted to offer for sale this three-bedroom detached house, set in a sought-after residential area of Walsall, ideally placed for families seeking convenient access to schools, amenities and public transport and is offered for sale with no onward chain.

The ground floor provides three reception rooms: a spacious living room with large windows enjoys a pleasant garden view and direct access to the rear garden and there is a separate dining room with a bow window to the front, together with an additional sitting room, also with garden outlook and access, offering flexible family living space.

The breakfast kitchen includes a range of fitted units, integrated double oven and gas hob, plumbing for a washing machine, access to built-in storage and space for a breakfast table. A door provides access to the secure side access. A useful storage cupboard and guest WC are accessed via the entrance hallway.

Upstairs, the main bedroom is a generous double with fitted wardrobes. The second bedroom is a further double with fitted wardrobes, while the third is a good-sized single, also benefiting from fitted storage. The shower room is fitted with a WC, wash basin and corner shower cubicle.

Outside, the property features a neatly maintained garden, driveway parking to the front and a tandem garage, together with a useful garden room.

The property is well located for Walsall town centre amenities, including shops, cafés and leisure facilities. Nearby schools make this an appealing option for families. Public transport links are available via Walsall railway station, offering services towards Birmingham and other regional destinations, and local bus routes provide access to surrounding areas.





Property Specification

Hall

Lounge 5.46m (17'11") x 3.66m (12')

Dining Room 3.62m (11'10") x 2.67m (8'9")

Sitting Room 3.66m (12') x 2.31m (7'7")

Breakfast Kitchen
4.60m (15'1") x 2.66m (8'9")

WC

Garage 9.07m (29'9") x 2.42m (7'11") plus recess

Garden Room 2.27m (7'6") x 2.21m (7'3")

Landing

Bedroom 1 5.48m (18') into wardrobes x 3.66m (12')

Bedroom 2 3.66m (12') x 2.80m (9'2")

Bedroom 3 2.91m (9'7") x 2.59m (8'6")

Shower Room 2.54m (8'4") x 1.63m (5'4")

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:
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 £40 + VAT (£48 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: Gas, electricity, water and drainage.

Council tax band: E

Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

