



Wolverhampton Road West,  
Walsall, WS2 0DT

Offers in the Region Of £280,000

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Paul Carr Estate Agents are delighted to offer for sale this three-bedroom semi-detached house, conveniently positioned for access to public transport links, schools and everyday amenities.

Internal inspection reveals a bay-fronted, open-plan lounge / dining room with patio doors leading directly to the rear garden. The kitchen provides a range of fitted units, plumbing for a washing machine, space for an American-style fridge / freezer, space for a range-style cooker, provides access to the guest WC and is open to a useful breakfast area / playroom.

Bedroom accommodation includes a double bedroom with fitted wardrobes and bay window to the front, a single bedroom with dressing area / nursery space, and a further single bedroom. The bathroom is fitted with a white suite including WC, wash basin and bath.

Externally, the property benefits from a low-maintenance rear garden with brick-built garden storage, a spacious garden room with power and lighting, and generous "under-house storage" accessed from the rear garden. The property is well placed for local shops and services in the Walsall area, with Walsall town centre offering a wider choice of retail, leisure and dining options.

Nearby schools provide options for families at primary and secondary level. Public transport links are a key advantage, with Bloxwich and Walsall railway stations both accessible, offering services towards Birmingham and Wolverhampton; typical journey times to Birmingham New Street from Walsall are around 20-25 minutes. Local bus routes along Wolverhampton Road West connect to surrounding neighbourhoods and the town centre, supporting commuting and school travel. Parks and green spaces in and around Walsall provide opportunities for walking and recreation.





## 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.

## Property Specification

### Hall

**Lounge Area** 3.73m (12'3") plus bay x 3.29m (10'9")

**Dining Area** 3.67m (12') x 3.48m (11'5")

**Kitchen** 4.60m (15'1") max x 3.74m (12'3") max

**Breakfast Area / Playroom**  
5.25m (17'3") x 1.84m (6')

### WC

### Landing

**Bedroom 1** 3.69m (12'1") plus bay x 3.29m (10'9")

**Bedroom 2** 3.29m (10'9") x 2.10m (6'11")

**Dressing Area** 3.29m (10'9") x 1.57m (5'2")

**Bedroom 3** 2.29m (7'6") x 1.80m (5'11")

**Bathroom** 2.44m (8'0") x 1.80m (5'11")

**Garden Room** 6.32m (20'9") x 5.84m (19'2")

### Viewer's Note:

**Services connected:** Gas, electricity, water and drainage

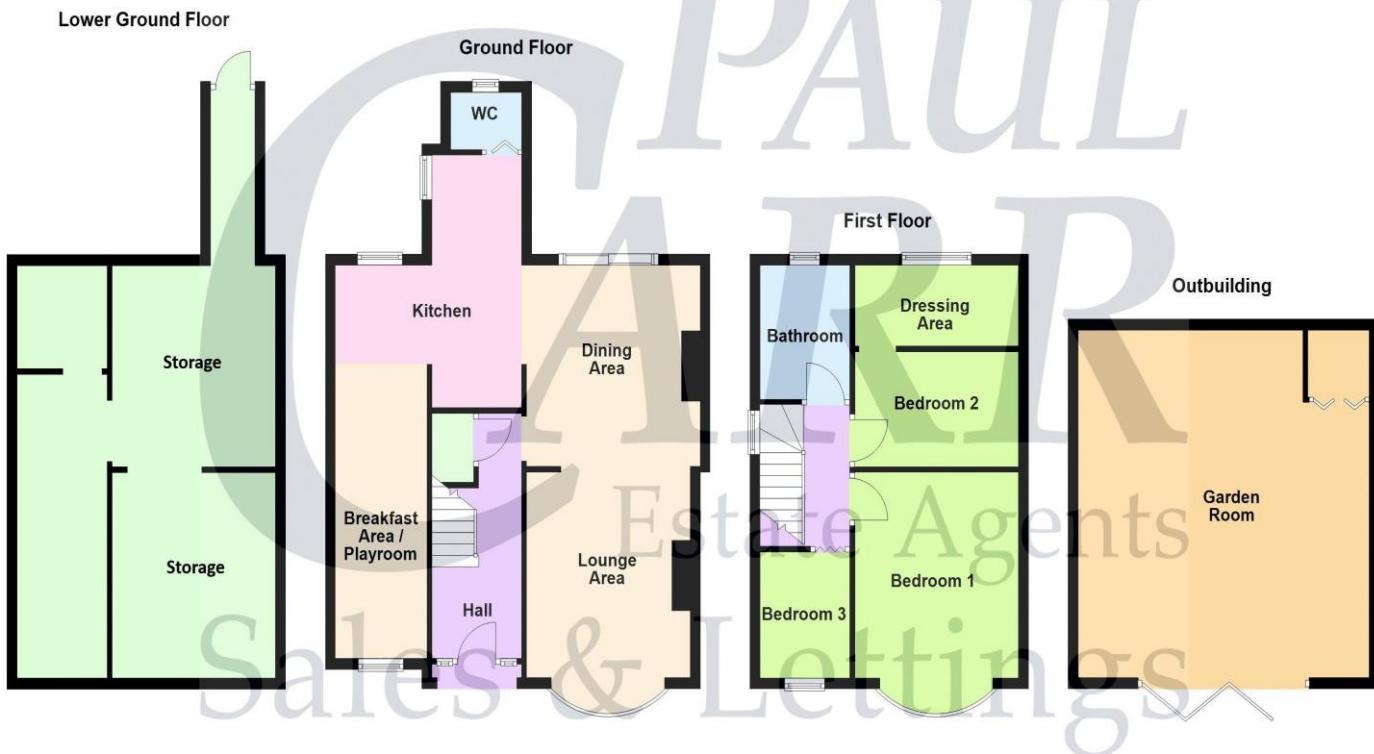
**Council tax band:** B

**Tenure:** Freehold

# Floor Plan

# Energy Efficiency Rating

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



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Plan produced using PlanUp.

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## Map Location

