



**12a Lonsdale Road,  
Walsall, WS5 3JJ**

**£495,000**

# Walsall

£495,000



Paul Carr Estate Agents are delighted to present to market this very well presented, four-bedroom detached house, set in a sought-after residential area of Walsall, benefiting from nearby schools, public transport links, a range of local amenities and offered for sale with no onward chain.

The ground floor features a spacious open-plan lounge/dining room with a bay window to the front and patio doors opening directly onto the rear garden, providing attractive garden views and a versatile living and dining space.

The well-appointed, refitted kitchen is equipped with a range of modern units, an integrated dishwasher, oven and hob with extractor over, and plumbing for a washing machine.

On the first floor there are four bedrooms. The main double bedroom includes fitted wardrobes and a bay window to the front. A further double bedroom and a compact double bedroom provide flexible accommodation, along with a single bedroom. The modern family bathroom is well equipped with WC, wash basin, bath, and a separate shower cubicle.

Outside, the property offers driveway parking to the front and a single garage, together with a good sized rear garden.

The house is well placed for access to Walsall town centre, which offers shopping, eateries and everyday services. Well regarded, local schools are available within the surrounding WS5 area and nearby green spaces such as Walsall Arboretum provide opportunities for walking and recreation.

Public transport links are accessible via nearby bus routes into Walsall and surrounding areas. Walsall railway station offers services towards Birmingham and other West Midlands destinations, with journey times to Birmingham New Street typically around 20-25 minutes, making this a practical location for commuting.





## Property Specification

### Hall

Open-Plan Lounge / Dining Room -  
8.12m (26'8") max into bay  
x 3.60m (11'10")

Kitchen - 5.63m (18'5") max x 3.10m (10'2") max

Bedroom 1 - 4.25m (13'11") into bay  
x 3.63m (11'11")

Bedroom 2 - 3.92m (12'10") x 3.63m (11'11")

Bedroom 3 - 3.16m (10'4") x 2.38m (7'10")

Bedroom 4 - 2.11m (6'11") x 2.08m (6'10")

Bathroom - 2.94m (9'8") x 2.23m (7'4")

Garage - 4.50m (14'9") 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: 10th March 2026

**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, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

## Map Location

