



Castlehill Road, Upper Stonnall  
Walsall, WS9 9DA

£585,000

# Upper Stonnall

£585,000

6  3  3 

Paul Carr Estate Agents are pleased to offer for sale this spacious six-bedroom detached property requiring some cosmetic updating occupying a corner plot with scope for multigenerational living or rental income. (Subject to alteration / building regs.)

The property has been thoughtfully extended providing a two-bedroom annexe over two floors. (currently with interconnecting doors on both floors).

Offering generous living space in a highly sought-after residential location.

This property is located near to local shops, leisure facilities and highly regarded schools including Walsall Wood Primary and The Aldridge School. The property benefits from excellent transport links, providing easy access to Walsall town centre, Birmingham, and surrounding areas. There are open countryside views to the front elevation also parking and a double garage to the rear.

The property briefly comprises: Storm porch, through hall, downstairs w.c. spacious lounge, sitting room, conservatory, kitchen, utility room, four bedrooms and two bathrooms. The annexe comprises a modern fitted kitchen/diner with French doors, stairway to first floor and lounge with an open plan aspect. On the first floor are two bedrooms and a modern shower room - ideal for multi generational living.

The property is set behind a lawned fore garden extending to the side of the property.

The rear garden is mainly paved and leads to a detached double garage.

There is also driveway parking to the rear of the property.





# Property Specification

SIX BEDROOM DETACHED (INCLUDING 2 BED ANNEXE)  
IDEAL FOR MULTI GENERATIONAL LIVING  
THREE RECEPTION ROOMS  
THREE BATHROOMS  
CORNER PLOT

Entrance Porch

Entrance Hallway

Guest WC

Lounge 11' 7" x 22' 11" (3.54m x 6.99m)

Dining Room 11' 7" x 10' 1" (3.54m x 3.07m) + bay

Conservatory

Kitchen 8' 7" x 14' 11" (2.61m x 4.55m)

Utility room 4' 7" x 14' 11" (1.4m x 4.55m)

Bedroom One 12' 0" x 11' 10" (3.65m x 3.61m)

En-suite

Bedroom Two 11' 6" x 11' 9" (3.51m x 3.59m)

Bedroom Three 9' 5" x 8' 11" (2.88m x 2.71m)

Bedroom Four 8' 10" x 8' 10" (2.7m x 2.7m)

Family Bathroom

Annexe Kitchen/Diner 11' 3" x 18' 8" (3.44m x 5.70m)

Annexe Lounge 11' 3" x 13' 0" (3.42m x 3.96m)

Annexe Bedroom One 11'0" x 9'6" (3.35m x 2.9m)

Annexe Bedroom Two 11'3" x 8'0" (3.35m x 2.45m)

Shower Room

Detached Double Garage

## Viewer's Note:

Services connected: Mains gas, electricity, water and drainage

Council tax band: F

Tenure: Freehold

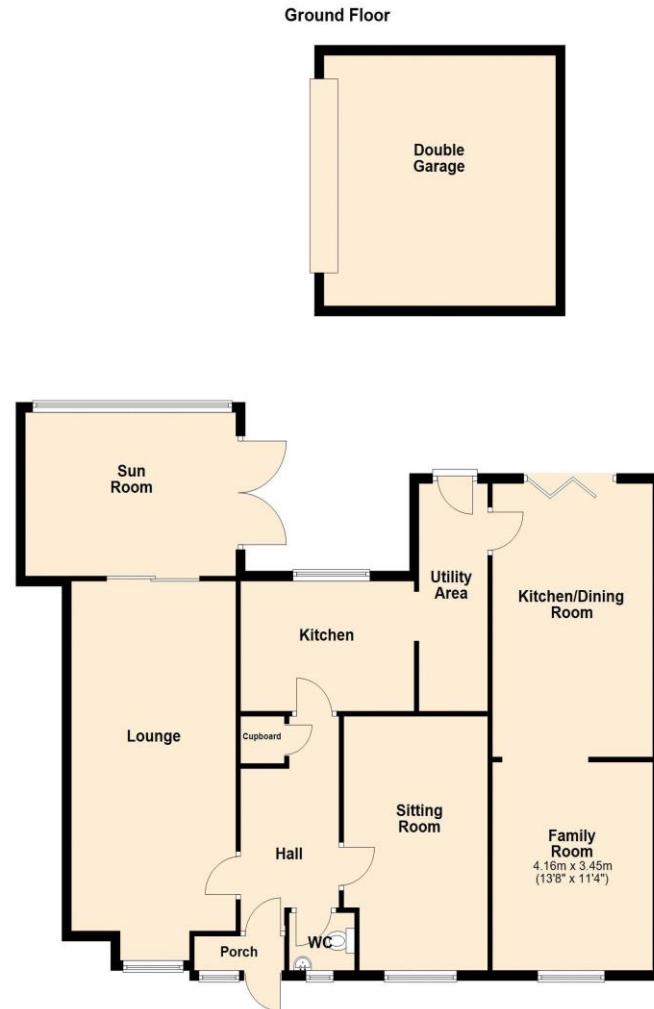
## Agent's Note:

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: 5th November 2025

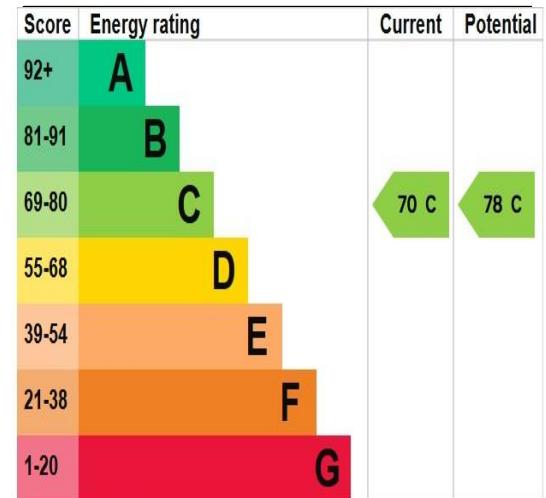
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

