



291 Birmingham Road,
Walsall, WS5 3QA

£825,000

Walsall

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6  4  3 

We are pleased to present for sale this distinguished detached house which is in good condition throughout, demonstrating a high level of care and maintenance. The home is ideally located with public transport links, nearby schools, local amenities, and is situated in a sought-after location, making it an ideal choice for a growing family.

This spacious home boasts an impressive three reception rooms and six bedrooms. The reception rooms are well-appointed, with the first featuring large windows with garden views and access to the garden. The second reception room is a spacious living room with a fireplace and a large window to the front, providing a warm and inviting atmosphere. The third room functions as a comfortable dining room with library space, offering versatility to suit your needs.

The house features six double bedrooms, each with its own distinct features. The first bedroom includes fitted wardrobes and an ensuite shower room. The second bedroom also features built-in wardrobes, while the third and fourth bedrooms are generously proportioned. The fifth and sixth bedrooms are located on the second floor, each with fitted storage spaces and ensuite facilities.

The property offers four bathrooms, including two ensuite shower rooms, one additional shower room, and an ensuite bathroom located on the second floor. Each bathroom is thoughtfully designed to cater to the needs of a large family or visiting guests.

The kitchen/breakfast room is another highlight of this property, equipped with access to a generous utility room, a range of fitted units, space for a range cooker, plumbing for a dishwasher, and ample space for a table, making it a functional and social space for the whole family to enjoy.

Unique features of this property include an in-and-out, gated driveway and a generous garage, providing secure parking and storage solutions. Furthermore, the hallway offers access to a guest WC for added convenience and there is a useful side access from the porch, providing space for shoes and coats to be hidden from view.

This is a fantastic opportunity to purchase a substantial family home in a highly desirable location. This property offers an exceptional standard of living and should be viewed to be fully appreciated.





Property Specification

Hall

Inner Hallway

Family Room - 7.96m (26'2") x 5.00m (16'5")

Lounge - 6.94m (22'9") x 4.25m (13'11")

Dining Room - 5.00m (16'5") x 3.65m (12')

Kitchen/Breakfast Room - 5.86m (19'3") x 4.15m (13'7")

Utility Room - 4.25m (13'11") x 3.10m (10'2") max

WC

Garage - 6.11m (20') plus recess x 3.03m (9'11")

FIRST FLOOR

Bedroom 1 - 4.37m (14'4") x 3.54m (11'7")

Ensuite (Bedroom One) - 2.08m (6'10") x 1.85m (6'1")

Bedroom 2 - 4.25m (13'11") x 3.17m (10'5")
to wardrobe front

Bedroom 3 - 4.25m (13'11") max x 3.17m (10'5")
plus recess

Bedroom 4 - 3.17m (10'5") x 2.70m (8'10")

Shower Room - 2.49m (8'2") x 1.85m (6'1")

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: 19th March 2025

Viewer's Note:

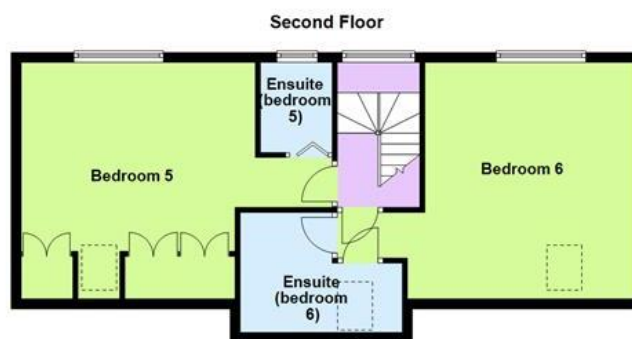
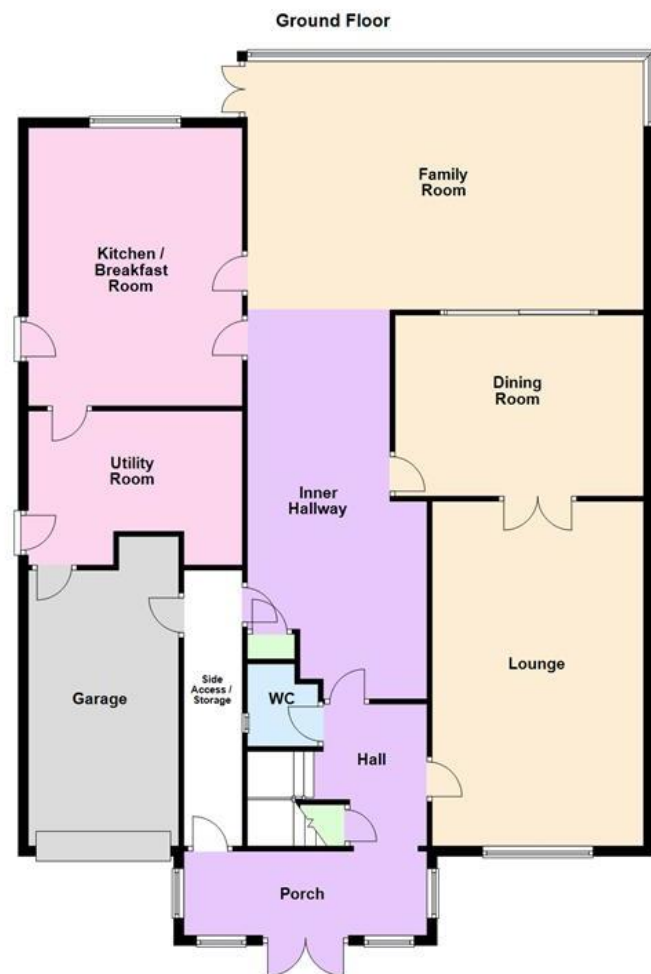
Services connected: Gas, Water, Electric & Drainage

Council tax band: F

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	79
	EU Directive 2002/91/EC	

Map Location

