



88 Belvidere Road,
Walsall, WS1 3AU

Offers Over £550,000

Walsall

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Paul Carr Estate Agents are delighted to offer for sale this immaculate, detached house, a testament to the tasteful improvements made by the current owners. The property is beautifully presented and exudes an aura of charm and character.

With potential for extension, subject to planning and building regulations, this house is a fantastic opportunity for those seeking a home in a sought-after location. The property boasts two generous reception rooms and three excellent bedrooms.

The first reception room benefits from an attractive feature fireplace with remote control gas fire inset - creating a cosy and inviting environment - and dual-aspect views, with access to the low-maintenance garden through French windows to the rear. The second reception room is similarly impressive, featuring quarry tile flooring, an attractive feature fireplace, and a bay window with French doors.

The kitchen is a cook's dream, complete with a range of fitted units, a Range cooker, a Belfast style sink and a dishwasher. A doorway leads into the light and airy orangery / family room which overlooks the rear garden and has access to a utility room with functional storage space beyond which is equipped with a sink and tap.

The sleeping accommodation is comprised of three excellent bedrooms: two doubles and a single. These rooms are well-appointed and offer a comfortable space for relaxation. The house also includes a bathroom fitted with a classic white suite inclusive of a salamander electric pumped shower over the bath.

The property's exterior is equally appealing with a generous gated driveway and a charming, low-maintenance garden. It is situated near local amenities and schools, making it a convenient location for families or professionals.

From the tasteful decor to unique features, every aspect of this property has been thoughtfully designed to create a stunning, welcoming, and functional home. Experience a property steeped in charm and character with this remarkable detached house.





Property Specification

Hall

Lounge - 5.17m (17') x 3.37m (11'1")

Dining Room - 4.06m (13'4") x 3.23m (10'7") plus bay

Kitchen - 5.17m (17') x 2.44m (8')

Orangery/Family Room -
5.26m (17'3") max x 5.05m (16'7") max

Utility - 2.54m (8'4") x 1.69m (5'6")

Storage - 3.01m (9'10") max x 2.22m (7'4")

WC

Bedroom 1 - 3.91m (12'10") x 3.25m (10'8")

Bedroom 2 - 3.20m (10'6") x 3.15m (10'4")

Bedroom 3 - 3.37m (11'1") x 1.92m (6'4")

Bathroom - 2.30m (7'6") x 1.65m (5'5")

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: 8th May 2025

Viewer's Note:

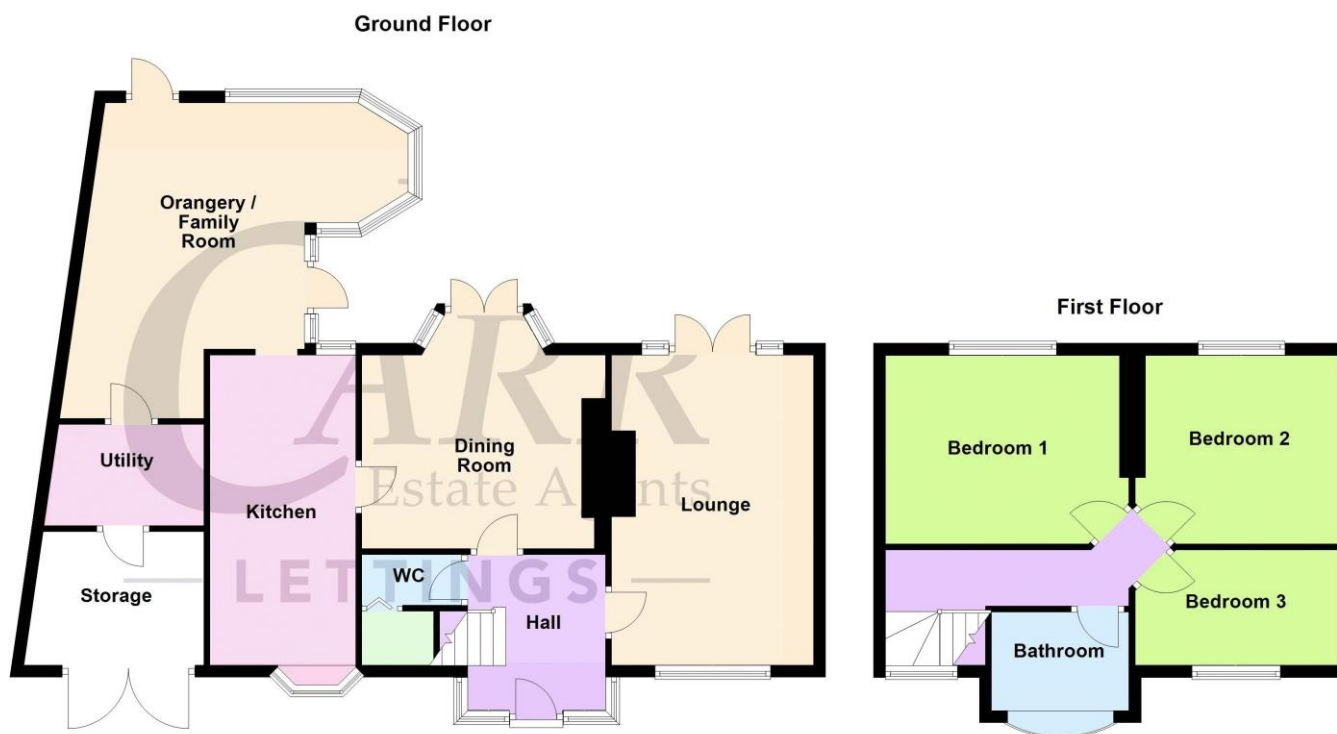
Services connected: Gas, Water, Electric & Drainage

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+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

