



Bell Lane,  
Walsall, WS5 4PU

**£275,000**



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Paul Carr Estate Agents are delighted to offer for sale this superb, semi-detached house which boasts three bedrooms, making it an ideal choice for first-time buyers and young families alike. The house is favourably located with easy access to public transport links, nearby schools, local amenities, and it's nestled within a popular location.

Upon entering, you are welcomed by a light and airy living room, enhanced by a charming bow window to the front, creating a tranquil space where you can unwind. The property offers an open-plan kitchen/diner, which includes a range of fitted units, space for a dining table, an integrated oven and hob, along with plumbing for a washing machine. This tastefully designed kitchen opens to a sunroom to the side, providing a charming space for enjoying your morning coffee or evening read.

The sleeping quarters consist of two double bedrooms and a single bedroom, each offering a peaceful retreat after a long day. The property also includes a shower room, ensuring all your needs are met.

Externally, the property doesn't disappoint. It boasts a good sized rear garden, perfect for those who enjoy outdoor living. Further enhancing its appeal is the driveway parking to the front, a convenient feature offering off-street parking. In summary, this semi-detached house is a perfect blend of comfort and convenience, promising a delightful living experience.







## Property Specification

NEATLY PRESENTED, SEMI-DETACHED HOUSE  
AMENITIES, SCHOOLS AND TRANSPORT LINKS NEARBY  
LIGHT AND AIRY LIVING ROOM  
OPEN-PLAN KITCHEN DINER WITH SUN-ROOM OFF  
THREE BEDROOMS AND SHOWER ROOM

### Hall

### Lounge

4.24m (13'11") x 3.97m (13')

### Open-Plan Kitchen / Diner

5.34m (17'6") max x 5.25m (17'3") max

### Sun Room

2.82m (9'3") x 2.34m (7'8")

### Landing

### Bedroom 1

3.38m (11'1") x 3.02m (9'11")

### Bedroom 2

3.52m (11'7") x 2.74m (9')

### Bedroom 3

2.61m (8'7") x 2.41m (7'11")

### Shower Room



### 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: 24th May 2025

### Viewer's Note:

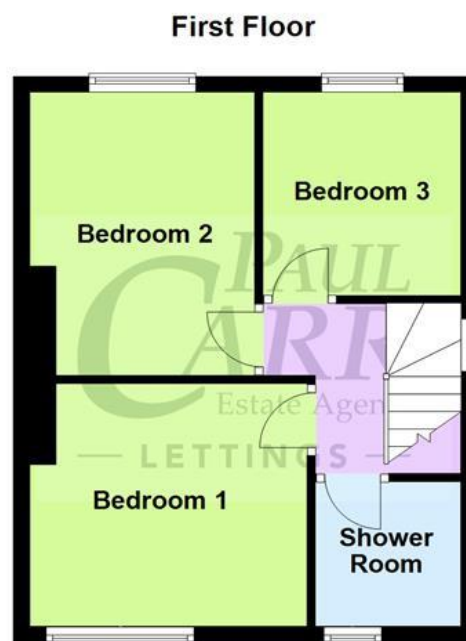
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map Location

