



Beacon Road,
Walsall, WS5 3LF

Offers in the Region Of £475,000

Walsall

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Paul Carr Estate Agents are delighted to present for sale this well-presented detached property which offers charm and character throughout. This property is ideally situated in a highly sought-after location, near well-regarded schools and having local amenities within easy reach.

The heart of the home is the reception room, filled with natural light from a large, feature bay window which offers a pleasant garden view and has space for a dining table. The room is centred around a fireplace with a gas fire inset, providing a warm, inviting atmosphere that is sure to impress.

The property boasts a well-equipped kitchen, fully fitted with a range of units and having integrated dishwasher and fridge. The room is finished with granite countertops and a Belfast style sink. It also offers space for a Range-style cooker and has access to a useful utility room for added functionality. The ground floor is complete with a attractively decorated guest WC.

The property features two bedrooms, each with its own unique appeal. The ground floor bedroom includes fitted wardrobes and an ensuite bathroom, while the first-floor bedroom is a double with an ensuite shower room. This room also benefits from access to a dressing room with ample fitted wardrobes and a potential study space, offering flexibility and versatility to the occupant.

Outside, the low maintenance rear garden is ideal for entertaining or relaxing. The property benefits from a single garage and ample driveway parking, ideal for multiple vehicles.

This property is a must-see for anyone seeking a perfect blend of character, convenience, and contemporary living. Its charm and well-presented accommodation are sure to appeal to a wide range of potential buyers.





Property Specification

Hall

Lounge 7.49m (24'7") max into bay x 3.80m (12'6")

Kitchen 3.85m (12'8") x 2.27m (7'5")

Utility 1.88m (6'2") x 1.78m (5'10")

Bedroom 2 3.55m (11'8") x 3.48m (11'5")

En-suite 2.29m (7'6") max x 1.87m (6'2")

WC 1.96m (6'5") x 1.87m (6'2")

Garage 5.36m (17'7") x 2.52m (8'3")

Landing

Bedroom 1 5.15m (16'11") x 3.80m (12'6") max / 3.31m (10'10") min

En-suite 2.97m (9'9") x 1.87m (6'2")

Dressing Room 5.15m (16'11") max into wardrobes x 2.52m (8'3")

Study Area 2.08m (6'10") x 1.87m (6'2")

Viewer's Note

Services connected: Gas, electricity, water and drainage.
Council tax band: E
Tenure: Freehold

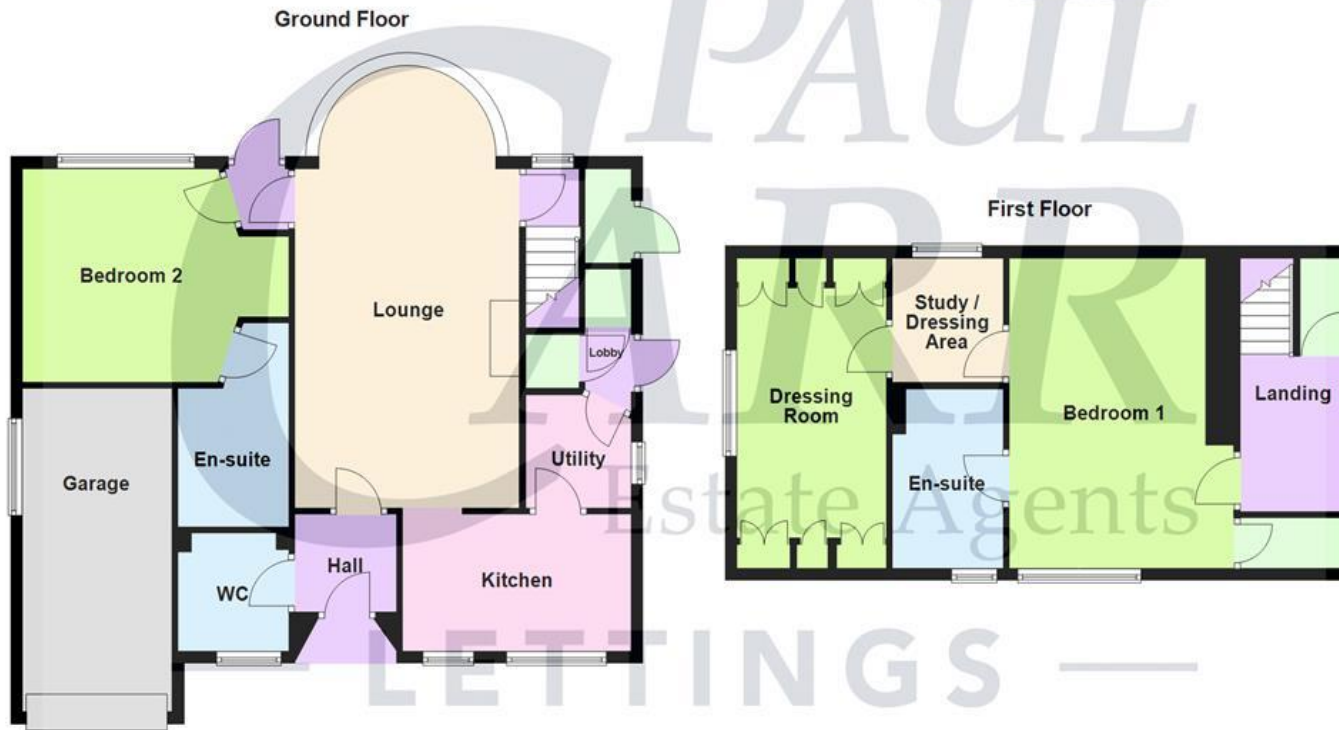
Agent's Note

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: 17th June 2025

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		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

