



1 Stencills Road,
Walsall, WS4 2HJ

Offers Over £825,000

Walsall

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Paul Carr Estate Agents are thrilled to bring to market this immaculate detached residence, boasting a generous six bedrooms and four bathrooms - a truly superb property located in a sought-after location, with local amenities, schools and access to the delightful Walsall Arboretum only a stone's throw away.

The property features a beautifully landscaped rear garden which includes an insulated summer house with power and lighting, offering a peaceful retreat within the grounds. Ample driveway parking, two garages with useful utility space, and a useful study space cater to all the demands of modern life. The circulated hot water system guarantees hot water on demand throughout the property.

Step inside to discover a ground floor that hosts two light and airy reception rooms, a stunning kitchen / diner, and three bedrooms. The generous living room presents a stylish feature fireplace and two large windows that flood the room with natural light. The second reception room, a superb sitting room, offers stunning garden views and French windows for direct access to the outdoors.

The kitchen diner is a culinary dream come true with a kitchen island, comprehensive range of units, quartz worktops, an American-style fridge / freezer, integrated dishwasher, microwave, two ovens, an induction hob with extractor, and a boiling water tap. The three-leaf bi-fold doors open from the dining space to the garden, making it perfect for entertaining guests.

Three bedrooms are located on the ground floor. The first bedroom is a double with an en-suite and dressing room. The second is also a double, while the third is a good-sized single room and there is a stylish ground floor bathroom with tiled walls and flooring and a modern three-piece suite.

The first-floor features three additional bedrooms. The fourth bedroom boasts a double size, an en-suite shower room, and a walk-in wardrobe. The fifth bedroom is also a double with an en-suite and walk-in wardrobe and the sixth bedroom is a single room.

This property is a masterclass in elegance, comfort, and functionality. Don't miss this unique opportunity to own a home that offers an unparalleled lifestyle.





Property Specification

Porch -	2.36m (7'9") x 1.96m (6'5")
Entrance Hall -	6.64m (21'9") x 3.59m (11'9")
Living Room -	7.25m (23'10") x 3.80m (12'6")
Kitchen/Diner -	6.86m (22'6") max x 5.41m (17'9") max
Study -	2.20m (7'3") x 1.67m (5'6")
WC -	1.20m (3'11") x 0.98m (3'3")
Sitting Room -	4.08m (13'4") x 3.63m (11'11")
Bedroom 1 -	4.75m (15'7") x 4.20m (13'9") plus recess to door
Ensuite (Bed 1) -	3.40m (11'2") x 1.96m (6'5")
Dressing Room -	2.79m (9'2") x 1.96m (6'5")
Bedroom 2 -	4.08m (13'4") x 2.34m (7'8")
Bedroom 3 -	3.38m (11'1") x 1.94m (6'4")
Bathroom -	2.96m (9'9") x 1.74m (5'8")
Bedroom 4 -	5.15m (16'11") max x 4.87m (16')
Walk-in Wardrobe -	4.21m (13'10") x 1.42m (4'8") plus 0.20m (0'8") x 0.20m (0'8")
Ensuite (Bed 4) -	2.80m (9'2") max x 1.48m (4'10") max
Bedroom 5 -	4.76m (15'7") x 4.08m (13'4") plus 0.20m (0'8") x 0.20m (0'8")
Ensuite (Bed 5) -	1.86m (6'1") x 1.50m (4'11") plus 0.20m (0'8") x 0.20m (0'8")
Bedroom 6 -	2.77m (9'1") x 1.86m (6'1") plus 0.20m (0'8") x 0.20m (0'8")
Garage 1 -	5.07m (16'8") x 2.70m (8'10")
Garage 2 -	4.80m (15'9") x 2.58m (8'6")

Viewer's Note:

Services connected: Gas, Water, Electric & 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: 3rd 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	76
	EU Directive 2002/91/EC	

Map Location

