



5 St. Ives Road,
Walsall, WS5 3EN

Offers in Excess of £375,000

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Paul Carr Estate Agents are pleased to present this well-proportioned and neatly presented detached house in the sought-after Park Hall estate, perfectly suited for families seeking comfortable and spacious accommodation whilst retaining potential for modernisation.

This property is offered with no onward chain, making for a potentially swifter and smoother purchase.

The home features two reception rooms, designed to cater for both relaxation and entertaining. The generous main living room benefits from a large window to the front, a feature fireplace, and sliding doors opening into the adjoining dining room.

The dining area boasts French windows to the rear, seamlessly connecting to the garden and affording pleasant garden views and direct access for outdoor enjoyment.

The kitchen is well-appointed, featuring a range of fitted units, plumbing for a washing machine, and an electric cooker point, with a convenient door leading directly into the single garage. This set-up ensures both practicality and ease of day-to-day living.

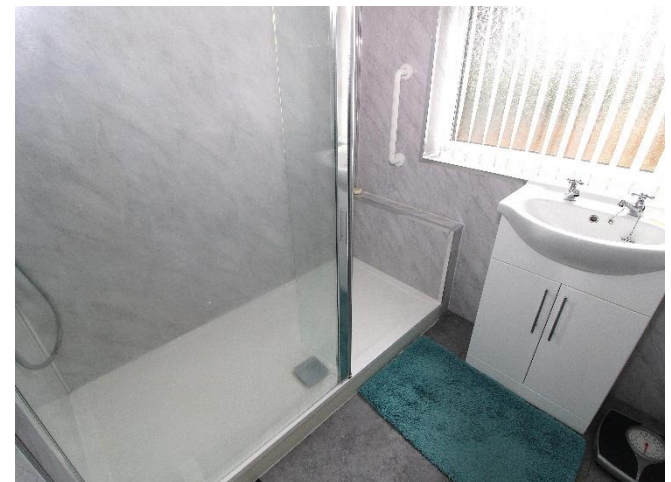
The accommodation includes three bedrooms, including two doubles and one single, presenting a versatile layout for family living or home working.

There is a modern shower room, with a separate WC located off the landing for added convenience.

Externally, the property provides driveway parking and a single garage, catering for multiple vehicles and there is an attractively maintained rear garden.

The location is highly desirable, with proximity to public transport links, reputable schools, local amenities, and nearby parks, making it an ideal family home.

This property also offers excellent scope for personalisation to suit your individual tastes and requirements. Book your viewing today to fully appreciate the potential of this appealing Park Hall home.





Property Specification

Hall

Lounge - 5.95m (19'6") max
x 4.09m (13'5")

Dining Room - 3.15m (10'4") x 2.75m (9')

Kitchen - 3.22m (10'7") x 3.15m (10'4")

Garage - 5.83m (19'2") x 2.38m (7'10")

Bedroom 1 - 4.54m (14'11") x 4.00m (13'1")

Bedroom 2 - 3.83m (12'7") x 3.14m (10'4")

Bedroom 3 - 2.84m (9'4") x 2.05m (6'9")

Shower Room - 1.92m (6'4") x 1.80m (5'11")

WC

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: 2nd September 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

NEW
INSTRUCTION
AWAITING
EPC

Map Location

