



38 Park Road,
Walsall, WS5 3JU

Offers in the Region Of £865,000

Walsall

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Paul Carr Estate Agents are delighted to offer for sale this neatly presented detached house, perfectly positioned within a highly sought-after location, close to well-regarded schools, excellent public transport links, and a wealth of local amenities. This spacious four-bedroom home is ideally suited to growing families seeking both comfort and convenience.

The property boasts two well-proportioned reception rooms. The spacious living room features large windows that frame views of the generous rear garden and a fireplace with a charming log burner, creating a warm and inviting focal point. Double sliding doors connect seamlessly to a separate dining room, providing excellent flexibility for family gatherings or entertaining guests.

Additionally, there is a versatile hobby / playroom (currently used as a bar / entertaining room), offers direct garden access and endless possibilities.

The kitchen is superbly appointed with a range of fitted units, a double Belfast style sink, space for a range-style cooker / aga, a useful pantry and access to the secure side access with gardener's WC off.

Upstairs, the accommodation comprises four excellent bedrooms - three generous double bedrooms (each with fitted wardrobes) and a further single bedroom.

The principal bedroom benefits from its own shower and wash basin. The well-equipped family bathroom includes a spa bath, shower cubicle, WC, and wash basin, providing luxurious relaxation. There is also a useful laundry room off the landing which has potential for alternative use as a study.

A standout feature is the large, neatly maintained rear garden, ideal for outdoor play or entertaining, complemented by a single garage and an in-and-out driveway ensuring ample parking.

This impressive home combines thoughtful design with family-friendly features in a prime location. Early viewing is highly recommended.





Property Specification

Hall

Lounge - 4.92m (16'2") x 3.67m (12')

Dining Room - 4.28m (14'1") x 3.47m (11'5")

Kitchen - 3.09m (10'2") x 3.03m (9'11")

Hobby Room - 4.63m (15'2") x 2.66m (8'9") max

WC

Garage - 4.32m (14'2") x 2.92m (9'7")

Bedroom 1 - 4.62m (15'2") max into wardrobes
x 3.67m (12')

Bedroom 2 - 4.59m (15'1") max into wardrobes
x 3.46m (11'4")

Bedroom 3 - 3.67m (12') x 2.92m (9'7")

Bedroom 4 - 2.92m (9'7") max x 2.83m (9'3") max

Bathroom - 3.18m (10'5") max x 3.04m (10') max

Laundry Room/Potential Study -
1.94m (6'4") x 1.66m (5'6")

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 September 2025

Viewer's Note:

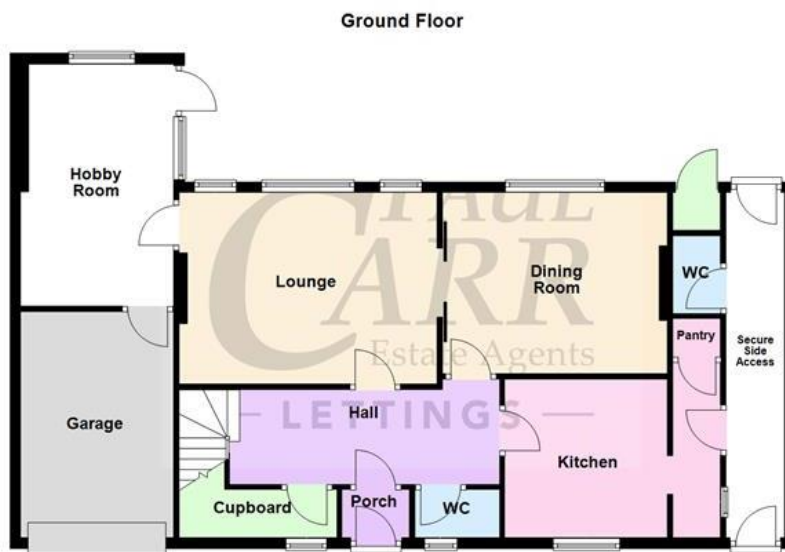
Services connected: Gas, Water, Electric & Drainage

Council tax band: F

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	66	
(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

