



45 Helston Road,  
Walsall, WS5 3HX

Offers in the Region Of £500,000



# Walsall

## Offers in the Region Of £500,000



Paul Carr Estate Agents are delighted to present this impressive, detached house for sale, perfectly positioned in a sought-after location with excellent public transport links, proximity to reputable schools, and an array of local amenities nearby - ideal for families seeking stylish, flexible living in a prime setting.

This extended accommodation features two well-proportioned reception rooms, both finished with beautiful oak flooring.

The spacious living room boasts a striking fireplace, a large bow window to the front that floods the space with natural light, and bi-fold doors seamlessly linking to the second reception. The family / dining room offers a welcoming space for entertaining or relaxing, with French windows leading out to the neatly maintained garden, providing delightful indoor-outdoor flow.

The well-appointed breakfast kitchen, designed for ease and elegance, showcases a variety of fitted units complemented by granite worktops and attractive granite floor and splashback tiles. The kitchen is equipped with an integrated dishwasher, plumbing for a washing machine, and designated spaces for an American-style fridge / freezer and a range-style cooker.

Upstairs, there are four generous double bedrooms, each benefitting from fitted wardrobes. Bedroom four offers an en-suite shower room and may double as a comfortable guest suite.

The family bathroom includes WC, wash basin, stylish bath and separate shower cubicle, whilst a practical ground floor shower room serves guests and residents alike.

Practical features include a useful storage garage, convenient off-road parking to the front, and a beautifully kept garden to the rear.

This outstanding family home blends comfort, style, and convenience in equal measure. Early viewing is highly recommended.







## Property Specification

### Hall

Lounge - 6.00m (19'8") max x 4.08m (13'4")

Dining/Family Room - 7.60m (24'11") x 2.98m (9'9") max

Breakfast Kitchen - 5.78m (19') x 3.12m (10'3")

Shower Room - 2.31m (7'7") x 1.26m (4'2")

Bedroom 1 - 4.55m (14'11") x 4.00m (13'2")

Bedroom 2 - 4.58m (15') x 3.58m (11'9") max into wardrobe

Bedroom 3 - 3.78m (12'5") x 3.09m (10'1")

Bedroom 4/Guest Suite - 3.92m (12'10") x 2.48m (8'1")

Ensuite - 2.48m (8'1") x 1.06m (3'6")

Bathroom - 2.86m (9'5") x 1.80m (5'11")

Storage Garage - 3.65m (12') x 2.38m (7'10")

### 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 October 2025

### Viewer's Note:

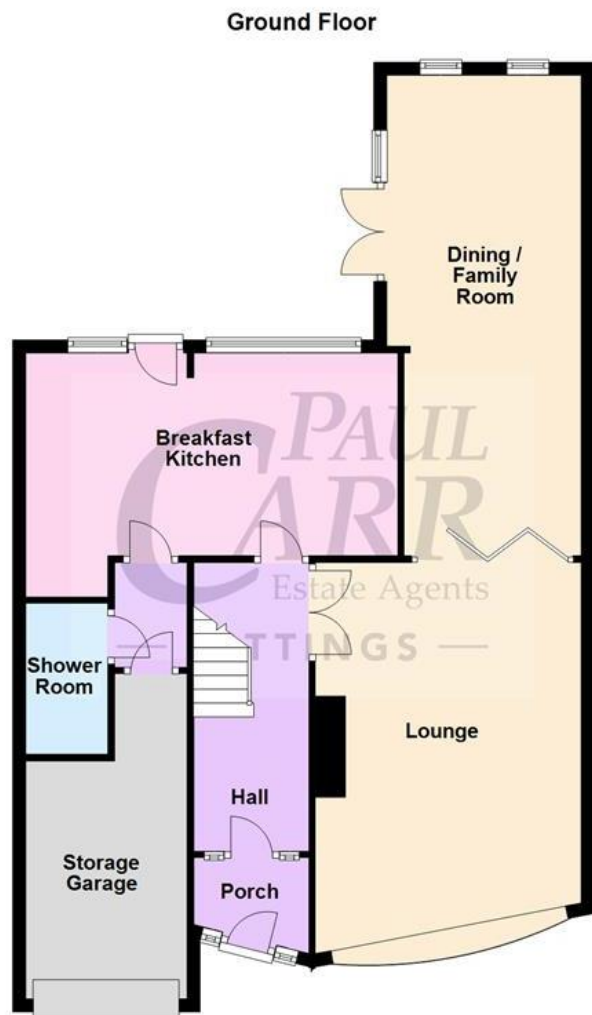
Services connected: Gas, Water, Electric & Drainage

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

