



53 Leigh Road,
Walsall, WS4 2DT

Offers in the Region Of £420,000

Walsall

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Paul Carr Estate Agents are please to present for sale, in this sought-after location, a well-presented, extended semi-detached house, ideal for families seeking generous living space with excellent access to public transport links, reputable nearby schools, and local amenities.

The property offers two spacious reception rooms, each thoughtfully designed for comfortable living and entertaining.

To the front, the sitting room features a charming bay window and a classic fireplace, creating a bright and welcoming atmosphere.

The generously sized living room at the rear boasts views of the garden, with patio doors providing seamless access to an attractive patio area in the good-sized rear garden - perfect for outdoor dining or relaxation.

The extended breakfast kitchen offers a range of fitted units and is equipped with an integrated oven and hob, making it a functional and stylish space for family meals.

Five bedrooms provide ample accommodation, including three doubles - one with bay window and fitted wardrobe space, a good-sized single, and a further single.

The family bathroom comprises a bath with shower mixer tap, WC, and wash basin.

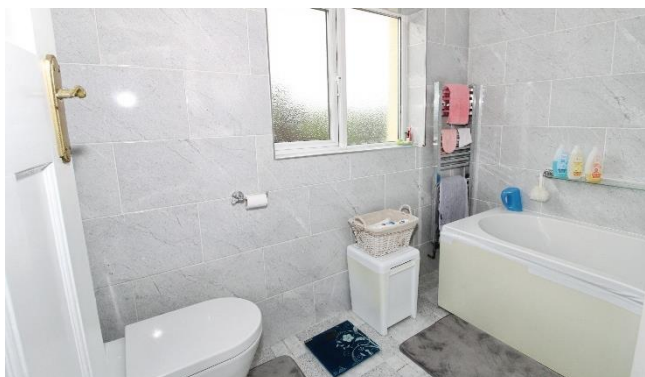
Externally, the property benefits from a single garage and driveway parking to the front, ensuring plentiful space for vehicles.

The well-maintained rear garden and patio will appeal to those who value al fresco living and entertaining.

This property represents an outstanding opportunity to acquire a spacious family home in a highly desirable location.

Early viewing is strongly recommended to appreciate all that this home has to offer.





Property Specification

Hall

Lounge - 4.60m (15'1") x 3.48m (11'5")

Sitting Room - 4.76m (15'7") max into bay
x 3.85m (12'8")

Breakfast Kitchen -
5.13m (16'10") x 3.18m (10'5")

WC

Bedroom 1 - 4.92m (16'2") max into bay
x 3.85m (12'8")

Bedroom 2 - 3.39m (11'1") x 3.37m (11')

Bedroom 3 - 4.11m (13'6") x 2.34m (7'8")

Bedroom 4 - 4.12m (13'6") max x 2.34m (7'8") max

Bedroom 5 - 2.36m (7'9") x 2.14m (7')

Bathroom - 2.63m (8'7") x 2.03m (6'8") max

Garage - 5.34m (17'6") 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: D

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		74
(55-68) D	62	
(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

