



4 Walmer Meadow,
Walsall, WS9 8QQ

£290,000

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Ground Floor

The hallway includes a ceiling light point, radiator, storage cupboard, and stairs rising to the first-floor landing, with access to the dining room. The dining room features a ceiling light point, radiator, built-in storage cupboard, and connects to the kitchen, lounge and reception room.

The kitchen contains wall and base cupboard units, a one-and-a-half bowl sink with drainer and mixer tap, two front-facing double-glazed windows, ceiling light points, and appliances including a cooker, fridge/freezer, dishwasher, and plumbing for a washing machine.

The reception room has double-glazed windows to the side and rear, ceiling light points, a radiator, and a door opening to the garden. The lounge offers a rear double-glazed window, ceiling light points, an understairs storage cupboard, a radiator, and access to the conservatory. The conservatory has double-glazed windows to the side and rear along with double-glazed French doors leading to the garden.

First Floor

The landing includes an over-stairs storage cupboard, loft hatch and ceiling light point, with doors leading to each room. Bedroom one sits at the rear of the property and has a double-glazed window, radiator and ceiling light point. Bedroom two is positioned to the front and includes its own double-glazed window, radiator and ceiling light point. Bedroom three also faces the rear and contains a double-glazed window, radiator and ceiling light point, offering a compact third room.

The shower room features a heated towel rail, low-flush WC, vanity wash hand basin, corner shower cubicle with shower over, an obscure double-glazed window to the front and downlighters.

Exterior

The exterior offers a tarmac driveway at the front leading to the garage space, accompanied by a well-maintained front garden.

To the rear, a block-paved patio area connects to the garage entrance and opens onto a rear garden with established shrubbery and boundary fencing.





Property Specification

Entrance Hallway

Dining Room - 12' 8" x 8' 1" (3.86m x 2.46m)

Kitchen - 17' 9" x 6' 6" (5.41m x 1.98m)

Reception Room - 16' 7" x 7' 8" (5.05m x 2.34m)

Lounge - 16' 0" x 9' 2" (4.87m x 2.79m)

Conservatory - 12' 3" x 9' 4" (3.73m x 2.84m)

First Floor Landing

Bedroom One - 13' 3" x 9' 8" (4.04m x 2.94m)

Bedroom Two - 9' 8" x 11' 0" (2.94m x 3.35m)

Bedroom Three - 9' 6" x 6' 1" (2.89m x 1.85m)

Shower Room - 5' 9" x 5' 4" (1.75m x 1.62m)

Garage - 18' 7" x 9' 0" (5.66m x 2.74m)

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: 28th November 2025

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Viewer's Note:

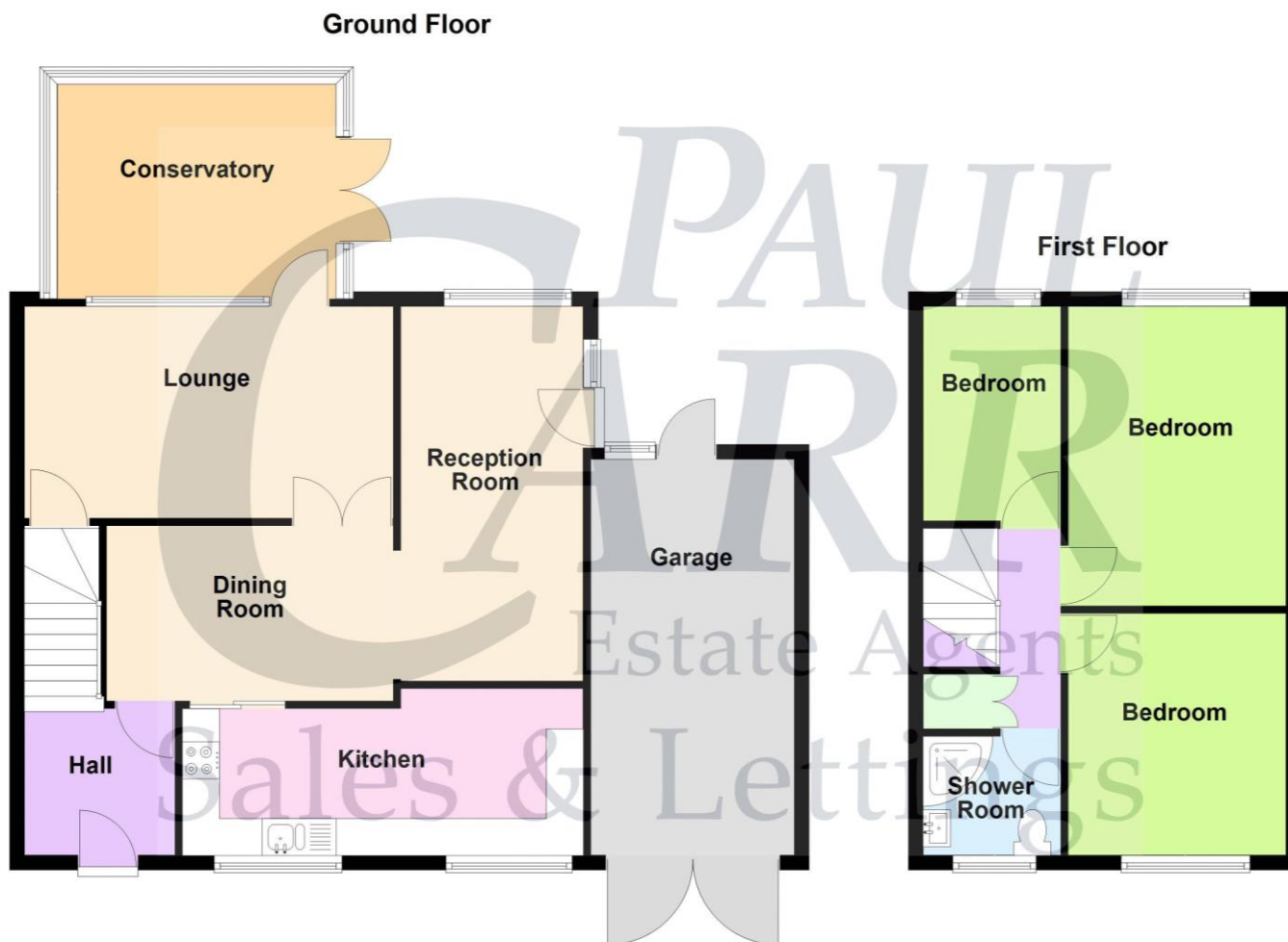
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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

