



Walsall Road, Churchbridge, WS11 8JU

Offers Over £235,000

Churchbridge

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Welcome to Walsall Road, Churchbridge and this immaculately finished, traditional style property set back from the road behind a generous block paved driveway.

The internal layout comprises of an entrance hall, cosy front living room with feature Victorian fireplace and an impressive, open-plan dining/kitchen area with French doors to the rear garden.

Off the kitchen is an outbuilding currently used as a laundry room.

To the first floor are two good sized bedrooms and a luxuriously refitted bathroom with large walk-in rainfall shower.

To the outside is a private rear garden with a paved patio area ideal for outside dining and a decked area perfect for BBQ's and relaxing. A side gate leads to the front driveway.

This lovely property would make an excellent buy-to-let investment, is perfect for first-time buyers and ideal for those considering downsizing.

Call Paul Carr Estate Agents to arrange an appointment to view!





Property Specification

Immaculately Presented Traditional Semi-Detached Home
Ample Off Road Parking
Impressive Kitchen/Dining Area
Cosy Lounge with Victorian Style Fireplace
Two Bedrooms & Refitted Bathroom

Hall

Living Room
3.65m (12') x 3.63m (11'11")

Kitchen
4.62m (15'2") x 3.63m (11'11")

Laundry Room
1.55m (5'1") x 1.22m (4')

Landing

Bedroom 1
3.65m (12') x 3.64m (11'11")

Bedroom 2
3.63m (11'11") x 1.94m (6'4")

Bathroom

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 June 2025

Viewer's Note:

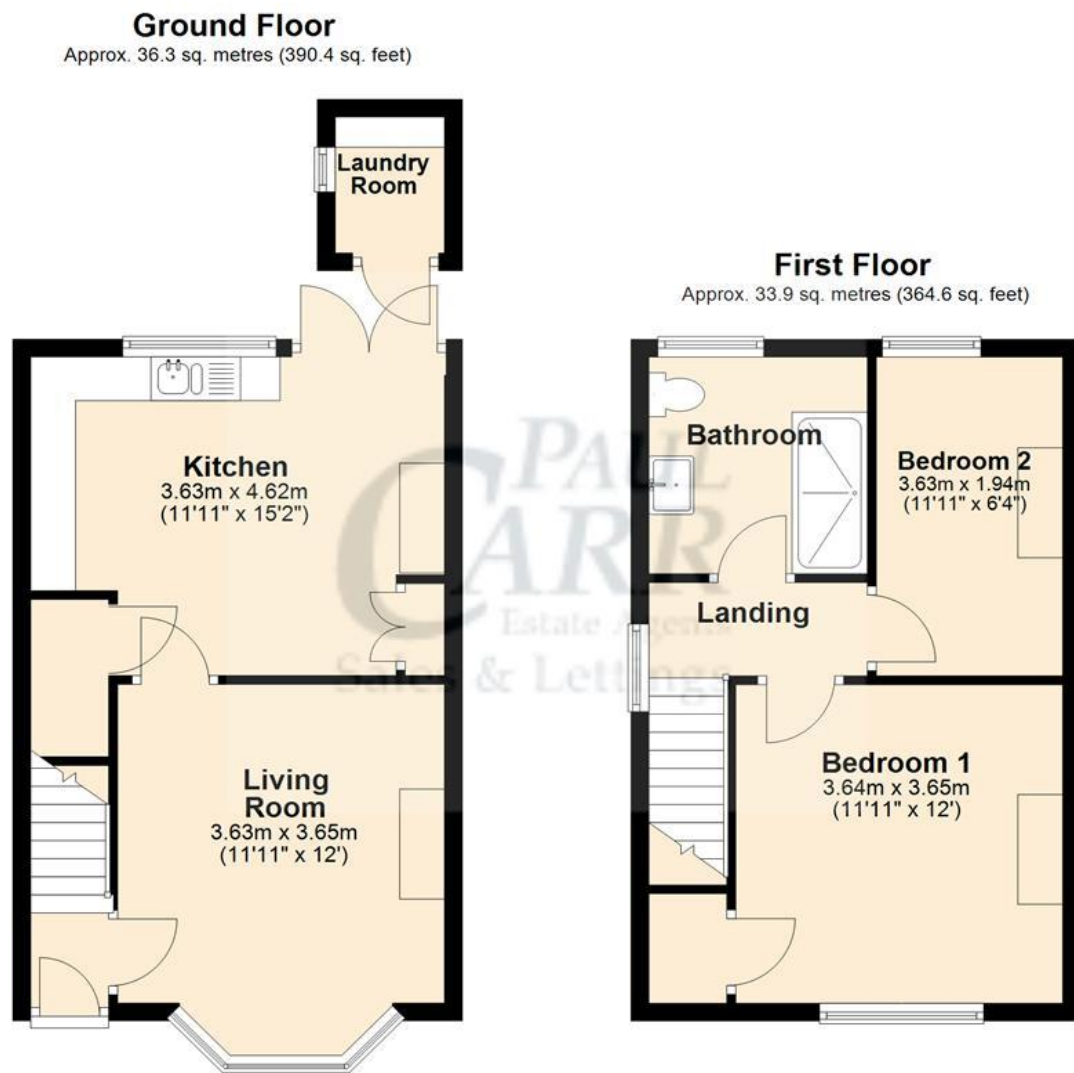
Services connected: Gas, Electric, Water, Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

