



Shire Ridge, Walsall Wood
Walsall, WS9 9RB

Offers in Excess of £390,000

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Paul Carr Estate Agents are pleased to offer for sale this four bedroom detached family home close to popular schools, transport links and a pleasant nature reserve on the door step. The property occupies a generous plot with a wide frontage and plenty of off road parking on the block paved driveway. The property has an enclosed storm porch, through hallway with stairway off to the first floor accommodation, cloak room, a spacious lounge / dining room with bay window, breakfast kitchen with integrated appliances and breakfast bar, also a utility room. There is an additional reception room on the ground floor - ideal as an additional bedroom, sitting room or office. On the first floor are four generous bedrooms and two bathrooms - one being an en-suite shower room. The family bathroom is spacious with tiling to floor and walls and fitted with a white suite and separate shower cubicle. Externally is a garage, rear garden with a patio area, paved area to the side of the property and a Timber garden room which is currently used as a games room with bar.





Property Specification

SPACIOUS DETACHED HOME
FOUR / FIVE DOUBLE BEDROOMS
TWO BATHROOMS
UTILITY ROOM
CLOAKROOM

Lounge Area 14' 8" x 11' 11" (4.48m x 3.62m)

Dining area 11' 1" x 9' 10" (3.37m x 2.99m)

Study 15' 7" x 7' 9" (4.74m x 2.37m)

Kitchen 11' 3" x 10' 10" (3.44m x 3.29m)

Utility room 7' 9" x 4' 11" (2.36m x 1.51m)

Bedroom 14' 4" x 12' 3" (4.37m x 3.73m)

Bedroom 11' 4" x 8' 8" (3.46m x 2.64m)

Bedroom 10' 7" x 8' 5" (3.22m x 2.56m)

Bedroom 10' 8" x 6' 10" (3.25m x 2.08m)

Garage 18' 1" x 7' 11" (5.52m x 2.42m)

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: 4th March 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

