



Hill Park, Shire Ridge
Walsall Wood, WS9 9RD

Offers in Excess of £360,000

Shire Ridge

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Paul Carr Estate Agents are pleased to offer for sale this well cared for four-bedroom detached family home close to popular schools, transport links and a pleasant nature reserve in close proximity.

The property is situated on a secluded plot of this desirable cul-de-sac in the ever-popular Shire Ridge.

Briefly comprising: through hallway, re-fitted cloak room, two good sized reception rooms, oak effect breakfast kitchen and utility room. On the first floor are four generous bedrooms and two bathrooms - one being en-suite with modern suite.

Externally is a lawned front garden with off road parking and a turning point.

The rear garden has a raised lawn and is well stocked with numerous shrubs.





Property Specification

FOUR BEDROOM DETACHED HOME
TWO RECEPTION ROOMS
KITCHEN WITH INTEGRATED APPLIANCES
UTILITY ROOM
MASTER BEDROOM WITH ENSUITE (RE-FITTED)

Entrance Hallway

Guest WC

Lounge 18' 10" x 12' 0" (5.74m x 3.65m)

Dining Room 9' 10" x 9' 11" (2.99m x 3.03m)

Kitchen 8' 5" x 12' 2" (2.57m x 3.71m)

Utility room 7' 6" x 13' 6" (2.28m x 4.11m)

Garage

First Floor Landing

Bedroom One 13' 3" x 10' 4" (4.05m x 3.15m)

En-suite

Bedroom Two 10' 4" x 9' 5" (3.16m x 2.86m)

Bedroom Three 7' 3" x 7' 6" (2.22m x 2.28m)

Bedroom Four 7' 5" x 6' 5" (2.27m x 1.96m)
Family Bathroom

Agent's Note:

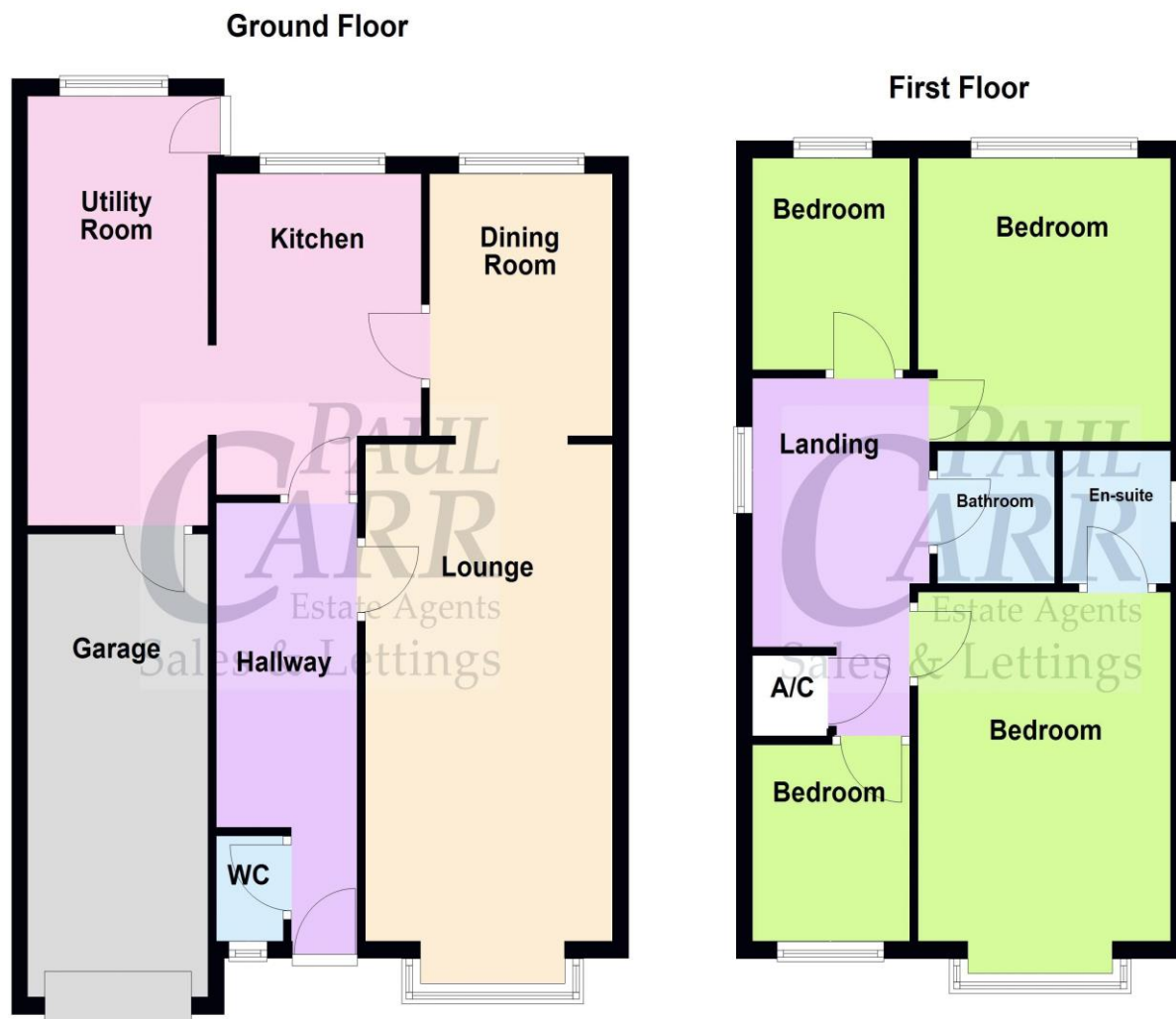
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st August 2025

Viewer's Note:

Services connected: Mains gas, electricity, water & 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

**New
Instruction
Awaiting
E.P.C.**



Map Location

