Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

48a Bell Road, Park Hall, Walsall, WS5 3JW

Offers in the Region Of £450,000

Paul Carr Estate Agents are delighted to present a rare opportunity to purchase a chain free, two-bedroom detached bungalow in this highly sought after area of Walsall, offering spacious single-storey accommodation with excellent scope for modernisation.

Internal inspection reveals a welcoming entrance hallway with built in storage and double doors leading through to the large living room, which leads directly into a spacious conservatory, creating a generous living and dining space. There is a good-sized breakfast kitchen which benefits from a range of fitted storage and room for a table, as well as an adjoining utility area which provides access to a practical wet room. Completing the accommodation there are two excellent bedrooms, complemented by the well-equipped bathroom which features a WC, wash basin, bath and separate shower.

Bell Road is well placed for access to a range of local amenities in Walsall, including supermarkets, independent shops and services found around Walsall town centre. Nearby green spaces such as Walsall Arboretum provide attractive parkland, walking routes and leisure facilities. Families will find a selection of primary and secondary schools within the wider WS5 area and surrounding neighbourhoods, along with local healthcare and community facilities. There are excellent transport links nearby, facilitating travel with the local area and excellent for commuting further afield. This detached bungalow represents a good opportunity for buyers seeking a two-bedroom home in Walsall with the potential to update and configure to their own requirements.

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: 18th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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Measurements:

Hall -	2.63m (8'7") max x 2.30m (7'7")
Living Room -	5.75m (18'10") x 5.46m (17'11") max
Conservatory -	4.61m (15'2") x 2.96m (9'8") max
Kitchen -	5.83m (19'1") x 3.61m (11'10") max
Utility Room -	2.95m (9'8") x 2.56m (8'5")
Wet Room -	1.51m (5') x 1.49m (4'11")
Bedroom 1 -	3.63m (11'11") x 3.31m (10'10")
Bedroom 2 -	3.63m (11'11") x 2.34m (7'8")
Bathroom -	2.34m (7'8") x 2.30m (7'7")

Viewer's Note:

Tenure: Freehold

Council Tax Band: E

Connected Services: Gas, water, electric & drainage

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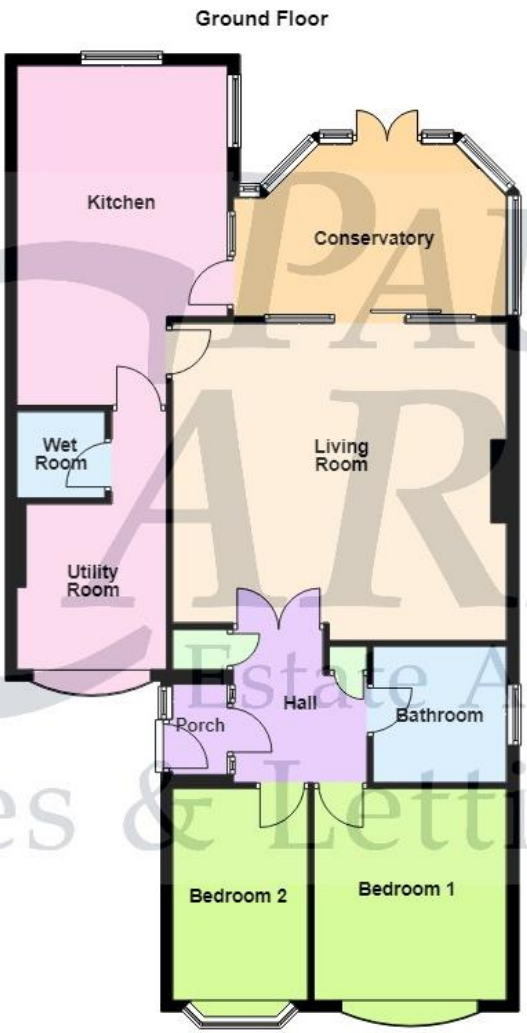
Floor Plan

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



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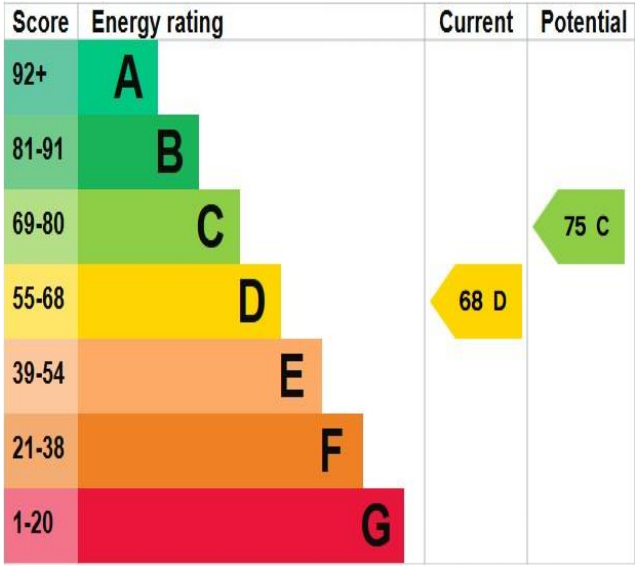
Energy Performance Rating



Map Location

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