



31 Helston Road,  
Walsall, WS5 3HT

Offers in Excess of £425,000

# Walsall

Offers in Excess of £425,000



Paul Carr Estate Agents are delighted to present to market this exceptional, four-bedroom semi-detached house set in the sought-after Park Hall area of Walsall, offering extended ground floor accommodation with convenient access to local amenities, schools and transport links.

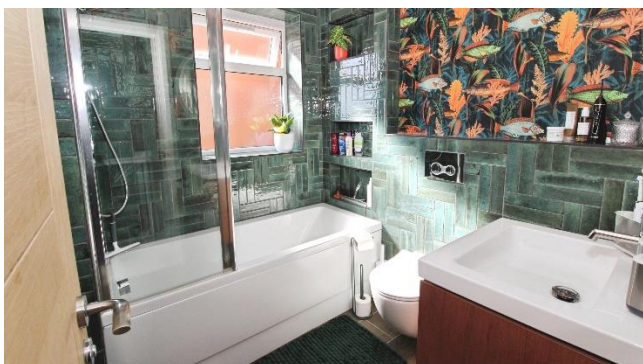
The ground floor has been extended to create an open-plan kitchen, dining and family room with a media wall and bi-fold doors opening onto the attractive rear garden, which backs on to the canal. The space includes an electrically operated Velux window and a window seat overlooking the garden. The fitted kitchen provides a range of units, integrated microwave oven, oven, gas hob with stylish extractor over and a boiling water tap.

A useful utility room offers further fitted units and plumbing for a washing machine. There is also a ground floor shower room with rain shower and built-in speaker, and a separate hobby/playroom providing additional reception space. Driveway parking is available to the front.

On the first floor there are four double bedrooms, one currently used as a dressing room with direct access from bedroom one. The stylish family bathroom is located on this floor and includes a bath with rain shower over, WC and wash basin.

The property is well located for nearby schools and local amenities in Walsall, including shops, cafés and services in the town centre and along the local high streets. Public transport links are available via Walsall railway station, which provides services to Birmingham New Street in around 20 minutes, as well as connections to wider regional destinations. Local bus routes further enhance connectivity to surrounding areas. Parks and canal-side walks nearby offer additional recreational options.





## Property Specification

Hall

Kitchen/Dining/Family Room -

8.01m (26'3") max  
x 6.53m (21'5") max

Utility -

3.78m (12'5") x 2.12m (7') max

Hobby/Playroom -

3.70m (12'2") x 2.24m (7'4")

Shower Room -

1.58m (5'2") x 2.24m (7'4")

Bedroom 1 -

4.00m (13'2") x 3.38m (11'1")

Bedroom 2 -

3.66m (12') x 2.36m (7'9")

Bedroom 3 -

3.01m (9'11") x 2.80m (9'2")

Dressing Room (Bedroom Four) -

3.80m (12'6") max x 2.30m (7'6")

Bathroom -

1.96m (6'5") x 2.10m (6'11")

### 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: 20th March 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 £40 + VAT (£48 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.

### Viewer's Note:

Services connected: Gas, water, electric & 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  
EPC

## Map Location

