PAUL CARR Estate Agents Sales & Lettings

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Pool Meadow, Cheslyn Hay
Walsall, WS6 7PB

£595,000

Properties on Pool Meadow Rarely Come to Market… This Is Your Opportunity. Occupying an enviable position on the highly desirable Pool Meadow, this outstanding detached family residence presents a truly rare opportunity to acquire a home on one of the area's most prestigious and tightly held developments. Offering over 2,300 sq.ft. of beautifully presented accommodation, together with a detached double garage, extensive driveway and private mature gardens, this is a home designed for modern family living. A welcoming reception hall with an impressive galleried landing immediately creates a wonderful sense of space, while the generous lounge with feature fireplace flows effortlessly into the conservatory, providing the perfect setting for both relaxing and entertaining. The heart of the home is the stylish contemporary breakfast kitchen, complete with quality integrated appliances, breakfast island and bi-fold doors opening into the conservatory to create an exceptional open-plan family space. A formal dining room, versatile study/snug, utility room and guest cloakroom complete the ground floor. Upstairs, four generous double bedrooms are arranged around the striking gallery landing, with the superb principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. A spacious family bathroom serves the remaining bedrooms, providing comfortable accommodation for families of all sizes. Outside, the property continues to impress with an extensive driveway providing parking for numerous vehicles, a detached double garage and a beautifully private rear garden enclosed by mature hedging and established trees, offering the perfect environment for outdoor entertaining and family life. Pool Meadow has long been regarded as one of the area's premier residential addresses, with homes here rarely becoming available. Combining an exceptional location with generous living space, stylish interiors and outstanding family accommodation, this represents a genuinely unique opportunity to secure a forever home in one of the area's most sought-after settings. Early viewing is highly recommended.









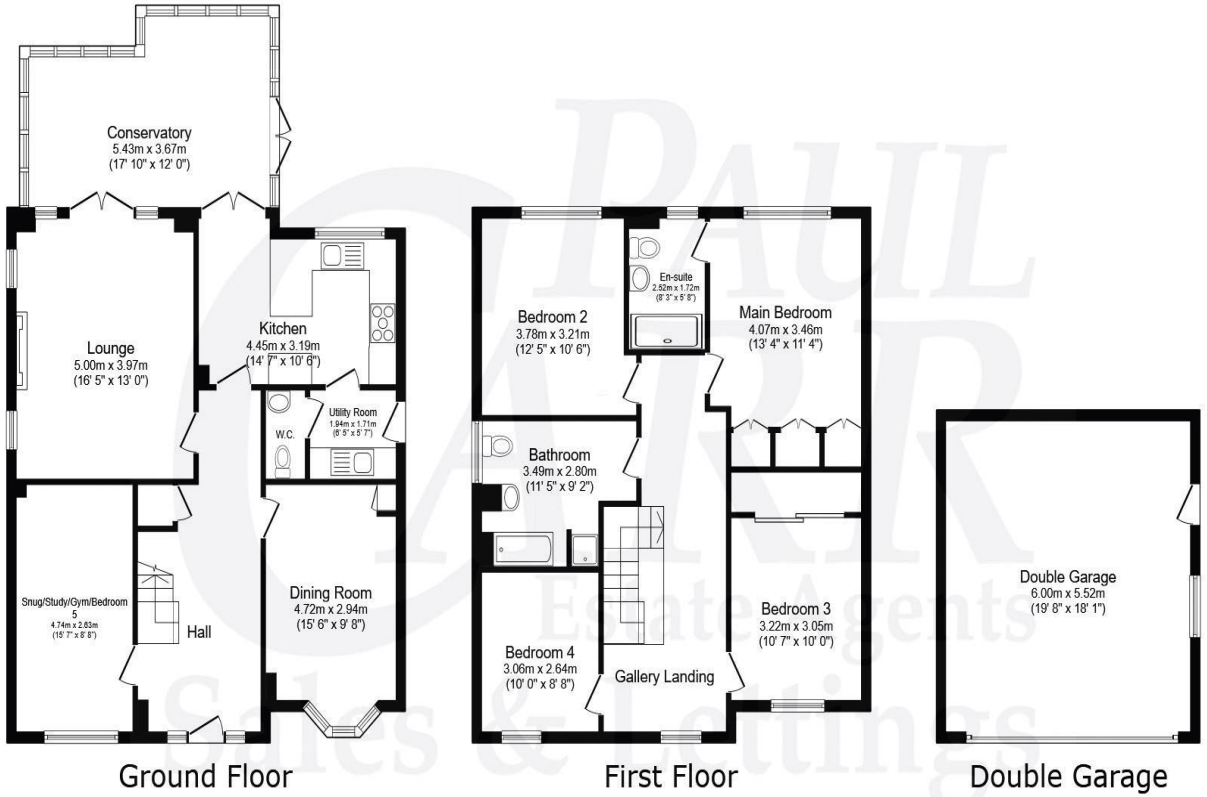






Floor Plan

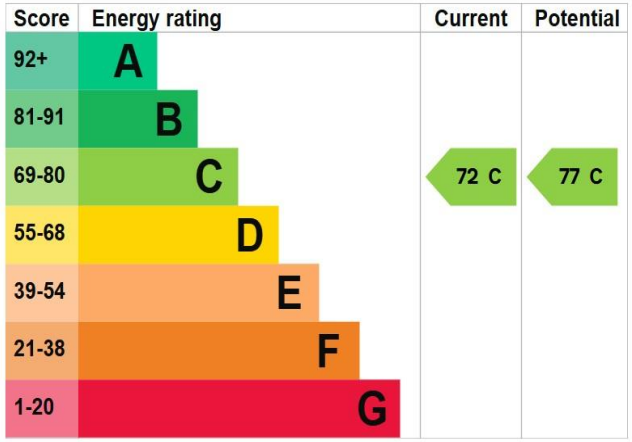
This floor plan is not drawn to scale and is for illustration purposes only



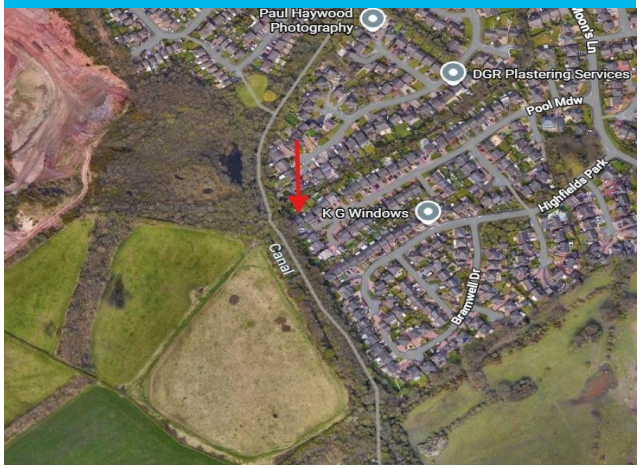
Total floor area: 215.8 sq.m. (2,323 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating



Map Location













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: 6th 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.