



Camden Street, Walsall Wood  
Walsall, WS9 9BQ

Offers in Excess of £410,000

# Walsall Wood

Offers in Excess of £410,000



Paul Carr Estate Agents are pleased to offer for sale this beautifully presented home offering spacious, modern living and comprises as follows: entrance hall, lounge with log burner, inner hallway with stairway to first floor, guest w.c. modern extended breakfast kitchen with open plan aspect to the sitting area with roof lights & bifold doors, utility room. On the first floor are two double bedrooms and a spacious family bathroom with separate shower. On the second floor is a third bedroom with a modern en-suite shower room.

There is also a garage with electric roller shutter door leading to a further living room/bedroom having under floor heating and access to the garden and a brick built shed for storage.

The landscaped garden features an excellent outdoor bar, W.C., brick-built BBQ area and a superb games room incorporating a bar and seating area - perfect for entertaining.





## Property Specification

STUNNING THREE BEDROOM COTTAGE - CANALSIDE LOCATION  
POTENTIAL FOR MULTI GENERATIONAL LIVING  
SPACIOUS LOUNGE WITH LOG BURNER  
OPEN PLAN BREAKFAST KITCHEN WITH SITTING AREA  
UTILITY ROOM & GROUND FLOOR CLOAK ROOM

Lounge 16' 3" x 12' 8" (4.96m x 3.85m)

Open Plan Kitchen/Dining/Family Room 26' 8" x 10' 8"  
(8.14m x 3.25m)

Utility room 20' 2" x 11' 10" (6.14m x 3.61m)

Garage 20' 2" x 11' 10" (6.14m x 3.61m)

Sunroom 9' 9" x 11' 7" (2.97m x 3.54m)

Guest WC

First Floor Landing

Bedroom One 12' 0" x 11' 0" (3.67m x 3.35m)

Bedroom Two 10' 11" x 9' 3" (3.33m x 2.82m)

Bathroom

Second Floor Landing

Master bedroom 13' 9" x 9' 10" (4.18m x 3.00m)

En-suite

### 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: 2nd April 2026

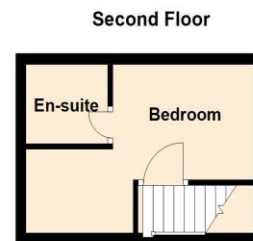
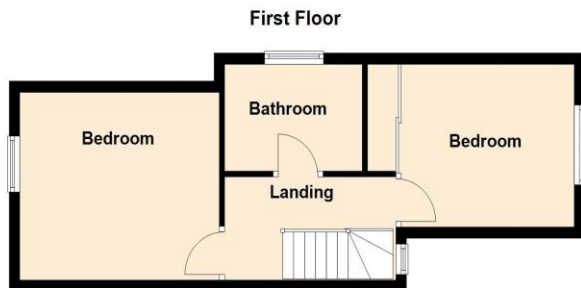
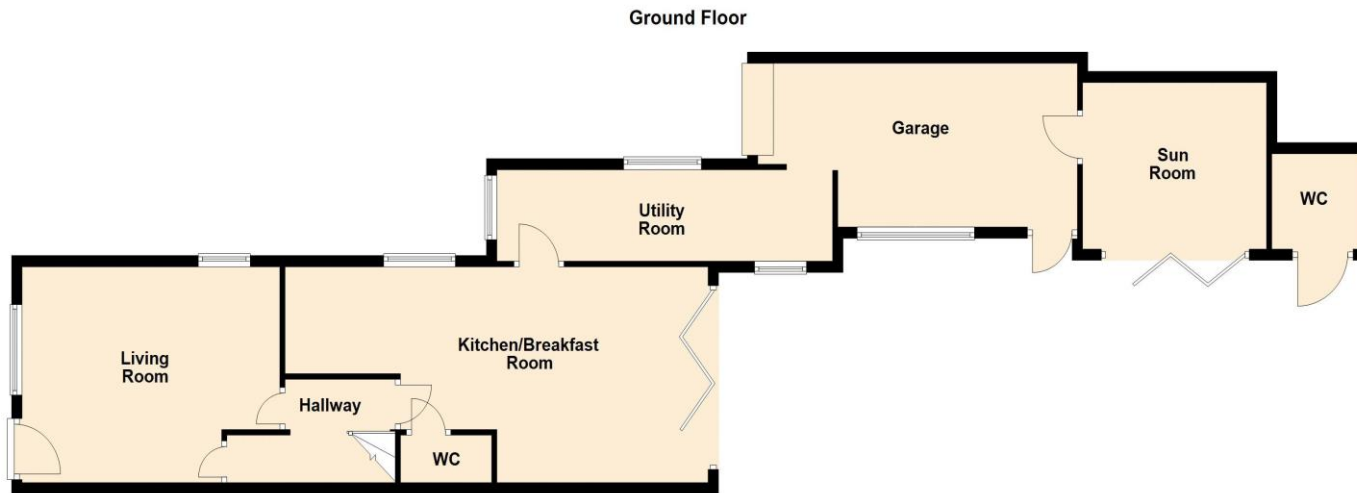
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Mains gas, electricity, water & drainage  
Council tax band: B  
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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

