



Helston Road, Park Hall
Walsall, WS5 3HT

Offers Over £350,000

Situated on the ever-popular Helston Road on the sought-after Park Hall Estate, this three-bedroom semi-detached family home offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Enjoying a pleasant position backing directly onto the Rushall Canal, the property benefits from a private rear garden with steps leading up to the canal towpath.

The accommodation briefly comprises an entrance porch leading into the entrance hallway, a spacious lounge, separate dining room, fitted kitchen, utility/store room and an integral garage. To the first floor, the landing provides access to three excellent-sized bedrooms, a shower room and a separate WC.

Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a private enclosed garden backing onto the Rushall Canal, offering a pleasant outdoor space with direct access to the canal via steps.

The property is conveniently located within close proximity to reputable local schools, public transport links and a range of local amenities, making it an ideal choice for families and commuters alike.

Offered with plenty of potential for improvement, this is a fantastic opportunity to acquire a well-located family home in a highly desirable area. Internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014

or via Aldridge@paulcarrestateagents.co.uk



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Accommodation

Porch

4' 4" x 6' 2" (1.32m x 1.88m)

Entrance Hall

14' 6" x 6' 2" (4.42m x 1.88m)

Lounge

17' 0" x 13' 2" (5.18m x 4.01m)

Dining Room

10' 2" x 8' 9" (3.10m x 2.66m)

Kitchen

10' 1" x 10' 9" (3.07m x 3.27m)

Utility/Store

5' 6" x 7' 10" (1.68m x 2.39m)

Garage

16' 0" x 7' 10" (4.87m x 2.39m)

First Floor Landing

Bedroom One

15' 0" x 12' 11" (4.57m x 3.93m)

Bedroom Two

12' 4" x 10' 1" (3.76m x 3.07m)

Bedroom Three

10' 5" x 6' 6" (3.17m x 1.98m)

Shower Room

5' 9" x 6' 5" (1.75m x 1.95m)

WC

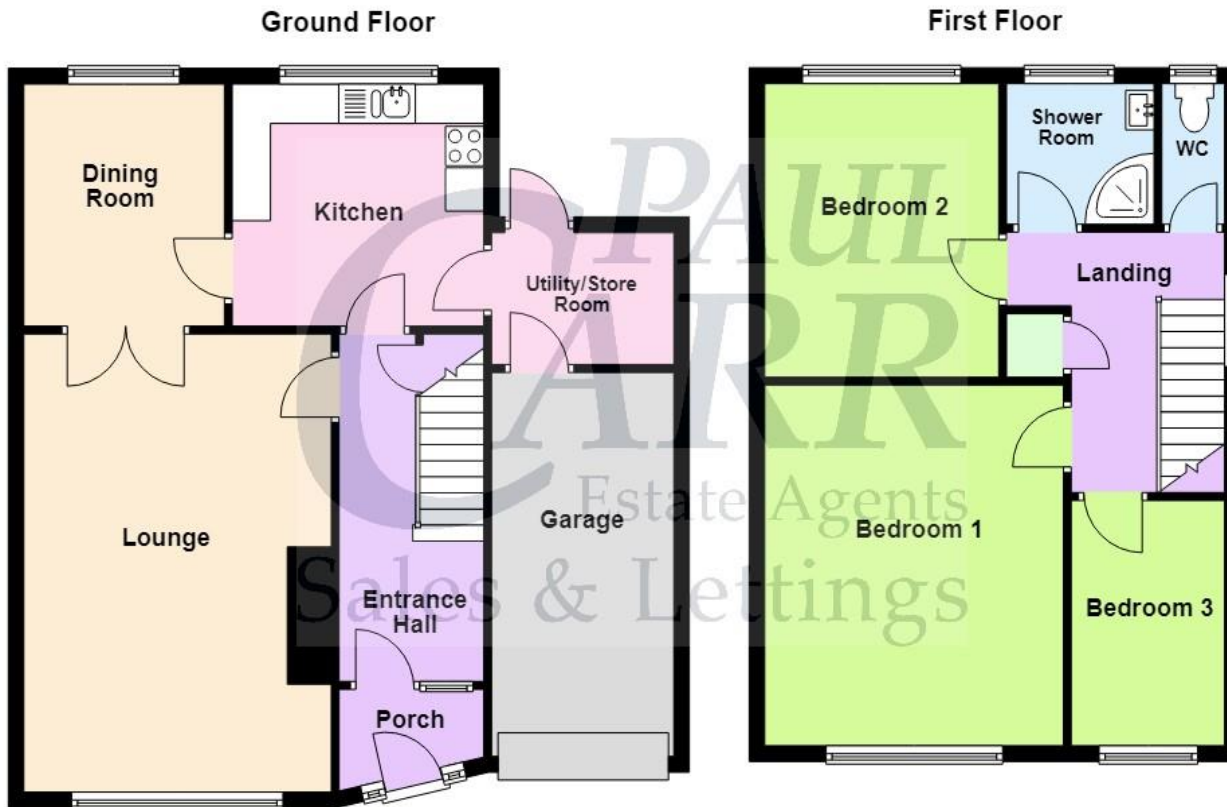
5' 9" x 2' 7" (1.75m x 0.79m)





Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

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:

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.