



Kelvin Road  
Walsall, WS2 7DR

Offers in Excess of £200,000

# Walsall

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This immaculately presented modern Mid Town House has been thoughtfully extended and improved over many years to provide spaciouly proportioned and family friendly accommodation with the benefit of both gas central heating and PVCu double glazing. Being most worthy of an early internal viewing, the accommodation briefly includes;- Canopy Porch, Entrance Hall/Stairs, Front Lounge and Interconnecting Rear Dining Room, Extended Kitchen, Three Excellent Bedrooms, each with Built In Wardrobes, Partly Tiled Modern Shower Room/WC, and Mature Fore and Rear Gardens. Nestled on the charming Kelvin Road in Walsall, this immaculately presented mid-terrace house offers a delightful blend of modern living and family-friendly space. Over the years, the property has been thoughtfully extended and improved, ensuring that it meets the needs of contemporary family life. Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The front lounge is perfect for relaxation, while the interconnecting rear dining room provides an ideal setting for family meals and entertaining guests. The extended kitchen is a highlight of the home, designed to be both functional and stylish, making it a joy to cook and gather. The property boasts three excellent bedrooms, each thoughtfully equipped with built-in wardrobes, providing ample storage space. The modern shower room, which is partly tiled, adds a touch of luxury and convenience to the home. Outside, the mature fore and rear gardens offer a tranquil retreat, perfect for enjoying the outdoors or hosting summer gatherings. The property benefits from gas central heating and PVCu double glazing, ensuring comfort and energy efficiency throughout the year. This home is most worthy of an early internal viewing, as it truly represents a wonderful opportunity for families seeking a spacious and well-appointed residence in a desirable location. Don't miss the chance to make this lovely house your new home. The internal accommodation may be more fully detailed as follows;- (all measurements approximate)





## Property Specification

An immaculately presented modern Mid Town house  
Spaciously proportioned and family friendly accommodation  
Canopy Porch, Entrance Hall/Stairs  
Three Excellent Bedrooms  
Partly Tiled Modern Shower Room/WC  
Thoughtfully extended and improved over many years

### Entrance Hallway

#### Lounge

14' 1" x 12' 9" (4.29m x 3.88m)

#### Dining Room

9' 10" x 11' 0" (2.99m x 3.35m)

#### Kitchen

n 16' 4" x 8' 6" (4.97m x 2.59m)

### First Floor Landing

#### Bedroom One

11' 7" x 10' 10" (3.53m x 3.30m)

#### Bedroom Two

9' 10" x 9' 10" (2.99m x 2.99m)

#### Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

### Family Shower Room

### 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: 31st January 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:

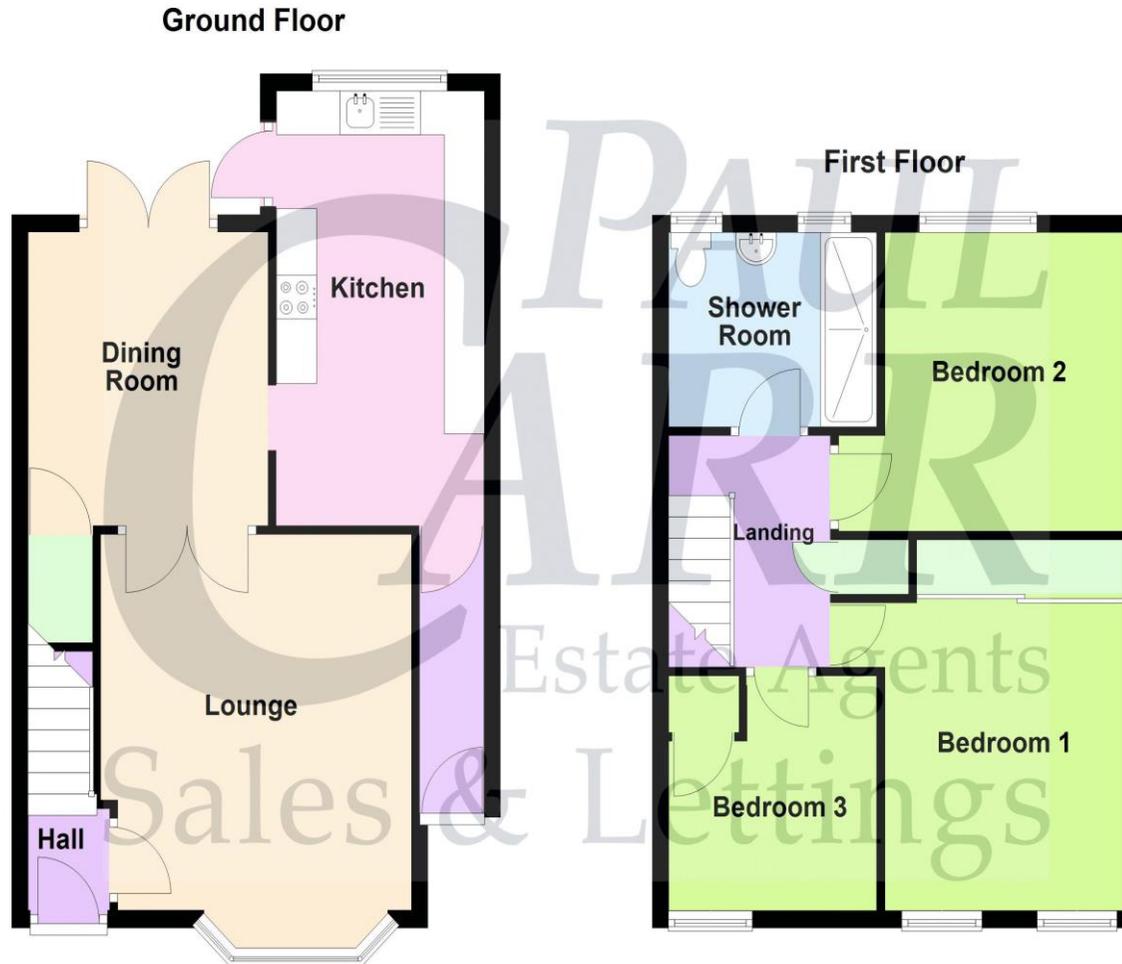
Services connected: All Services

Council tax band: C

Tenure: Freehold

# Floor Plan

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



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Plan produced using PlanUp.

## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

