



17 Cameron Road,
Walsall, WS4 2ES

£400,000

£400,000



For sale is this splendid, detached house, which offers excellent scope for modernisation/extension (STPP/Bregs) - a feature that is sure to entice any potential buyer. Situated in a highly sought-after location, this property benefits from the proximity to local amenities, nearby schools, and the charming Walsall Arboretum.

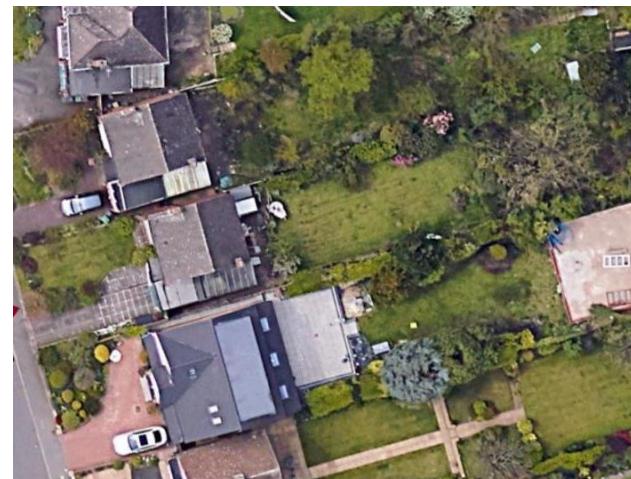
The property features two generous reception rooms. Reception room one is accentuated with double sliding doors leading into the second reception, creating a sense of openness and fluidity between the spaces. The second reception room offers an enchanting garden view, providing a tranquil retreat from the hustle and bustle of daily life.

This residence boasts a fitted kitchen equipped with a gas cooker point and boasts access to a useful utility with guest WC off. Catering to the culinary enthusiast, this kitchen is designed to facilitate a seamless cooking experience.

To the first floor there are three well-appointed bedrooms. The first and second bedrooms are generous doubles, offering ample space for relaxation and storage. The third bedroom, a good-sized single, is perfect for guests or could be utilised as a home office. The property is served by a functional bathroom with a separate WC off the landing, enhancing privacy and convenience.

A single garage and a parking area enhance the practical aspects of the property. Completing this attractive package is a good-sized rear garden, offering a perfect setting for outdoor entertaining and relaxation.

In summary, this property is an ideal choice for families seeking a comfortable and convenient living space in a desirable 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: 27th March 2025

Property Specification

Hall

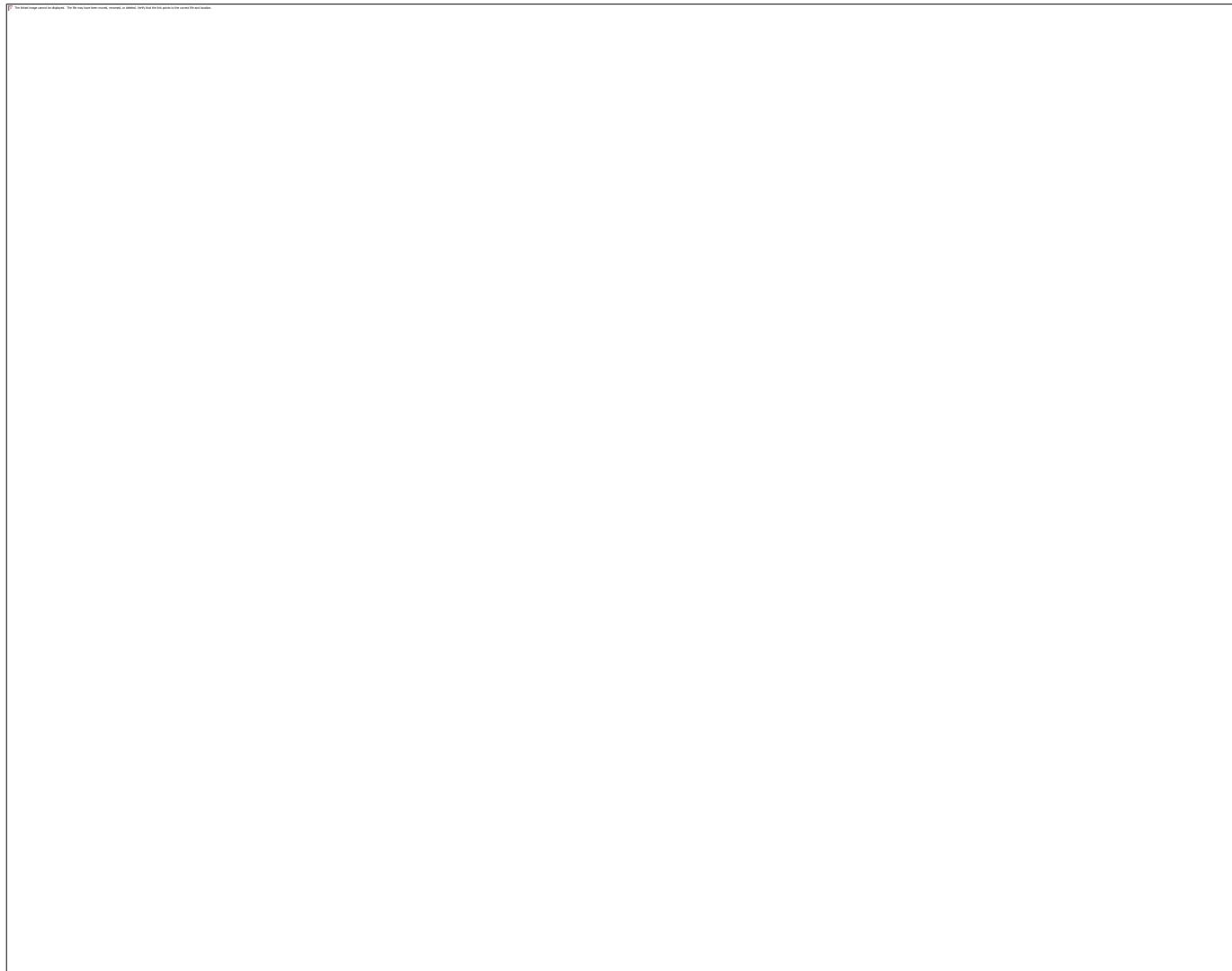
Lounge -	3.75m (12'4") x 3.51m (11'6")
Dining Room -	3.34m (10'11") x 3.32m (10'11")
Kitchen -	3.32m (10'11") max x 2.33m (7'8")
Utility/Storage -	3.20m (10'6") x 2.34m (7'8")
WC -	1.08m (3'7") x 1.30m (4'3")
Garage -	4.75m (15'7") x 2.34m (7'8")
Bedroom 1 -	3.52m (11'7") x 3.36m (11')
Bedroom 2 -	3.36m (11') x 3.31m (10'10")
Bedroom 3 -	2.46m (8'1") x 2.35m (7'9")
Bathroom -	2.25m (7'5") x 1.51m (5')
WC -	2.25m (7'5") x 0.76m (2'6")

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: E
Tenure: Freehold

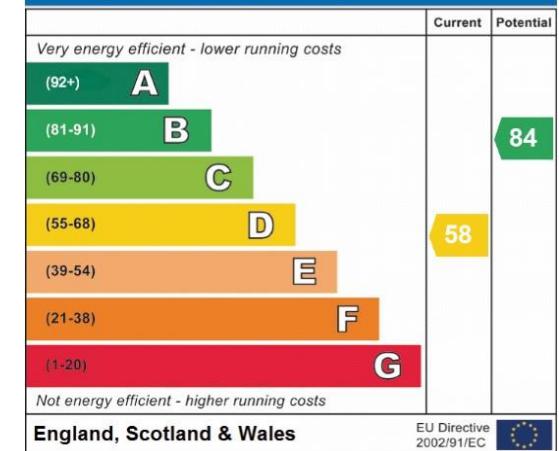
Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property
Ombudsman**

 **naea propertymark
PROTECTED**