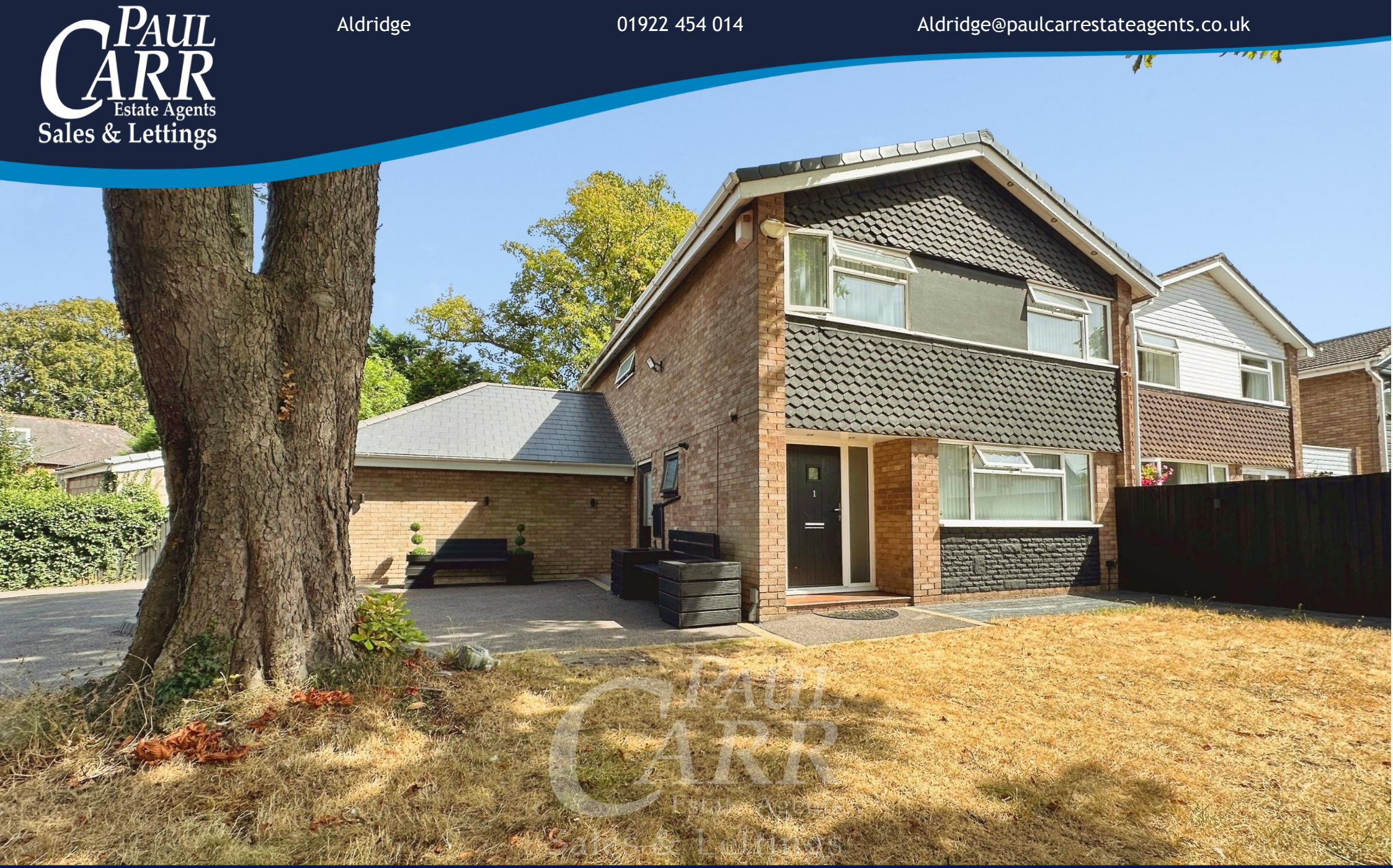
PAUL CARR Estate Agents Sales & Lettings

Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk



1 Mandeville Gardens, Walsall, WS1 3AT

Offers in Excess of £525,000

Ground Floor:

The property is entered via a welcoming hallway with ceiling light point, radiator and doors leading to the guest WC and lounge. The guest WC comprises a low flush WC, wash hand basin, obscure double glazed window to the side elevation and boiler. The spacious lounge benefits from a double glazed window to the fore, radiator, three wall light points, stairs rising to the first floor, useful understairs storage and door leading to the impressive kitchen/diner. The kitchen/diner provides an excellent open-plan living and entertaining space with a range of wall and base cupboard units, central island with breakfast bar, integrated hob, two ovens and two grills, downlighters, three vertical radiators, designated seating and dining areas, and double glazed French style doors opening to the garden. A separate utility room provides fitted storage cupboards, plumbing for a washing machine, radiator, downlighters and side access.

First Floor:

The first floor landing has an obscure double glazed window to the side elevation, ceiling light point and doors leading to the bedrooms and family bathroom. Bedroom one benefits from a double glazed window to the fore, radiator, ceiling light point and built-in wardrobe, whilst bedroom two offers a further double glazed window to the fore, radiator, ceiling light point and fitted wardrobes with additional cabinet storage. Bedroom three/four is a particularly versatile space with two double glazed windows to the rear, two ceiling light points, two radiators, built-in storage cupboard and loft hatch, offering excellent potential for use as either a large bedroom or two separate bedrooms. The family bathroom comprises a shower cubicle with shower over, low flush WC, vanity wash hand basin, heated chrome towel rail and obscure double glazed window to the side elevation.

Outside:

The property benefits from an impressive and particularly extensive gated plot, providing a range of versatile outdoor spaces including a large paved entertaining area to the rear with substantial covered timber seating/bar area and mature established surroundings. There is also a separate timber garden room/pod, currently utilised as a home office, featuring air conditioning, radiator, downlighters and double glazed windows to the rear and side elevations, providing an excellent additional working or recreational space. The property further benefits from a dedicated cinema room with electric heating, raised seating area, wall light points, feature soundproof wall and mood lighting. To the front is a substantial gated driveway providing parking for numerous vehicles and access to converted double garage.

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: 13th 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.


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Measurements:

Entrance Hallway

Guest WC -	2' 4" x 6' 7" (0.71m x 2.01m)
Lounge -	12' 7" x 19' 8" (3.83m x 5.99m)
Kitchen/Diner -	18' 7" x 19' 7" (5.66m x 5.96m)
Utility Room -	9' 3" x 6' 8" (2.82m x 2.03m)
Bedroom One -	9' 9" x 13' 8" (2.97m x 4.16m)
Bedroom Two -	10' 0" x 13' 8" (3.05m x 4.16m)
Bedroom Three/Four -	8' 0" x 20' 1" (2.44m x 6.12m)
Family Shower Room -	7' 6" x 5' 4" (2.28m x 1.62m)
Cinema Room -	16' 1" x 15' 6" (4.90m x 4.72m)
Home Office -	8' 8" x 15' 0" (2.64m x 4.57m)

Viewer's Note:

Tenure: Freehold

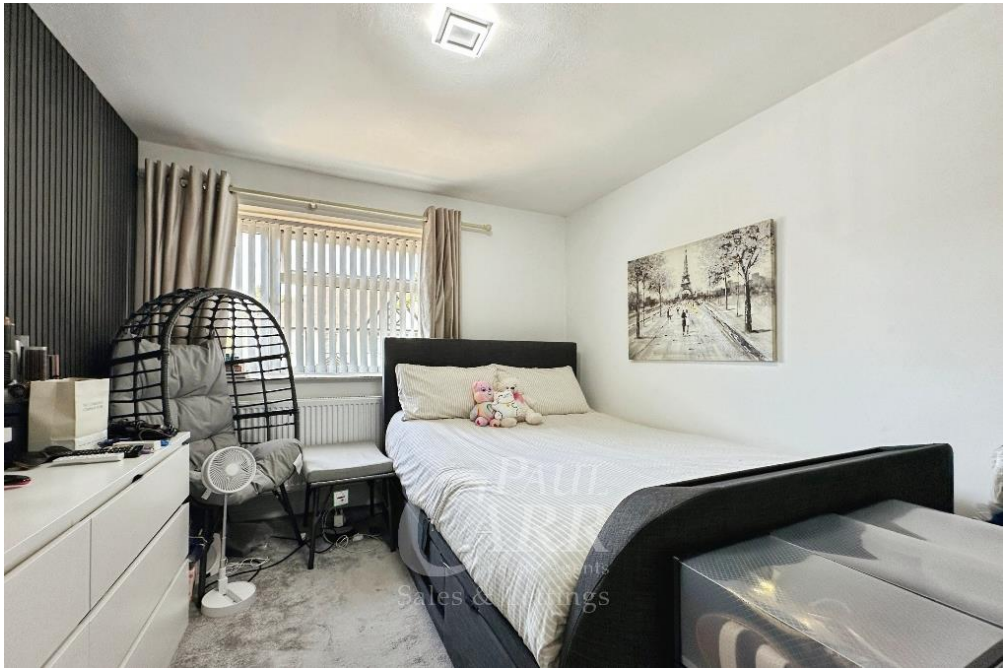
Council Tax Band: D

Connected Services: Gas, water, electric & drainage










BARBIE



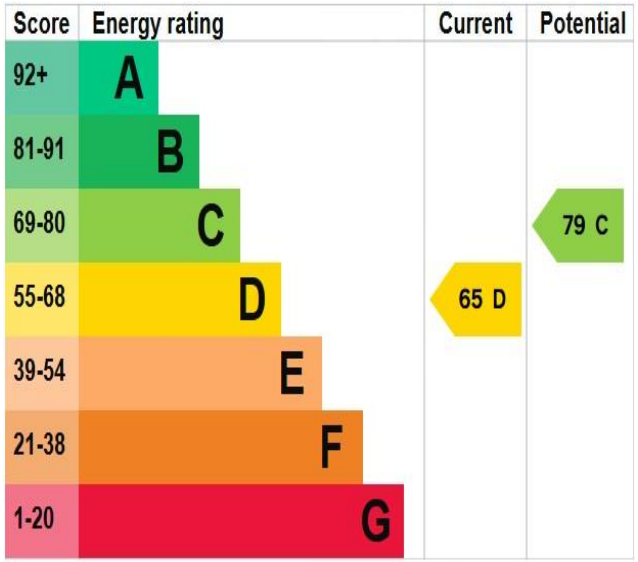
Floor Plan

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



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Energy Performance Rating



Map Location













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OnTheMarket.com

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

The Property Ombudsman