PAUL CARR Estate Agents Sales & Lettings

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12 Bodmin Rise, Walsall, WS5 3HY

£475,000

Ground Floor:

The entrance porch leads into a welcoming hallway with stairs rising to the first floor, useful understairs storage and doors leading to the principal accommodation. The impressive lounge provides a generous main reception space, featuring a gas fireplace, two radiators, downlighters, a front-facing double glazed window and French-style doors opening onto the garden. The separate dining room benefits from a radiator, ceiling light and double glazed French-style doors providing direct access to the garden, together with an open-plan connection into the adjoining utility area. The useful utility room has an obscure rear-facing double glazed window, boiler cupboard, plumbing for washing machine and dryer, and access to the guest WC, which is fitted with a vanity wash hand basin, low flush WC and obscure rear-facing window. The kitchen is fitted with a range of wall and base cupboard units, stainless steel sink with drainer and mixer tap, five-ring gas hob, oven and integrated dishwasher, together with windows overlooking the front and side. A fourth bedroom completes the ground floor, offering excellent versatility as a bedroom, home office or additional reception space.

First Floor:

The first floor landing provides access to three further bedrooms and the family bathroom, together with loft access and useful built-in storage. Bedroom one is a particularly generous principal bedroom, benefiting from fitted wardrobes, a rear-facing double glazed window and a private en-suite shower room comprising shower cubicle with shower over, wash hand basin and low flush WC. Bedroom two benefits from a front-facing double glazed window and radiator, while bedroom three also enjoys a front-facing aspect and radiator. The family bathroom is fitted with a bath, vanity wash hand basin, low flush WC and heated chrome towel rail, with an obscure rear-facing double glazed window.

Outside:

The property is approached via a generous block-paved frontage providing ample off-road parking, with gated access leading through to the side and rear of the property. The enclosed rear garden offers a particularly good degree of outside space, featuring a large paved patio providing an excellent area for outdoor dining and seating, together with a central lawn and established mature hedging and trees creating a pleasant degree of privacy. A further paved area runs alongside the property, while the garden is enclosed by timber fencing and benefits from a useful detached outbuilding to the rear.

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: 7th October 2026

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Measurements:

Entrance Porch		
Hallway		
Lounge -	13' 7" x 25' 8"	(4.14m x 7.82m)
Dining Room -	10' 2" x 9' 6"	(3.10m x 2.89m)
Utility Area -	10' 2" x 10' 3"	(3.10m x 3.12m)
Kitchen -	15' 7" x 10' 2"	(4.75m x 3.10m)
Guest WC		
Bedroom Four -	7' 1" x 15' 5"	(2.16m x 4.70m)
Bedroom One -	13' 6" x 13' 4"	(4.11m x 4.06m)
Ensuite Shower Room		
Bedroom Two -	11' 8" x 10' 7"	(3.55m x 3.22m)
Bedroom Three -	8' 3" x 12' 9"	(2.51m x 3.88m)
Family Bathroom -	5' 5" x 10' 3"	(1.65m x 3.12m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

Connected Services: Gas, water, electric







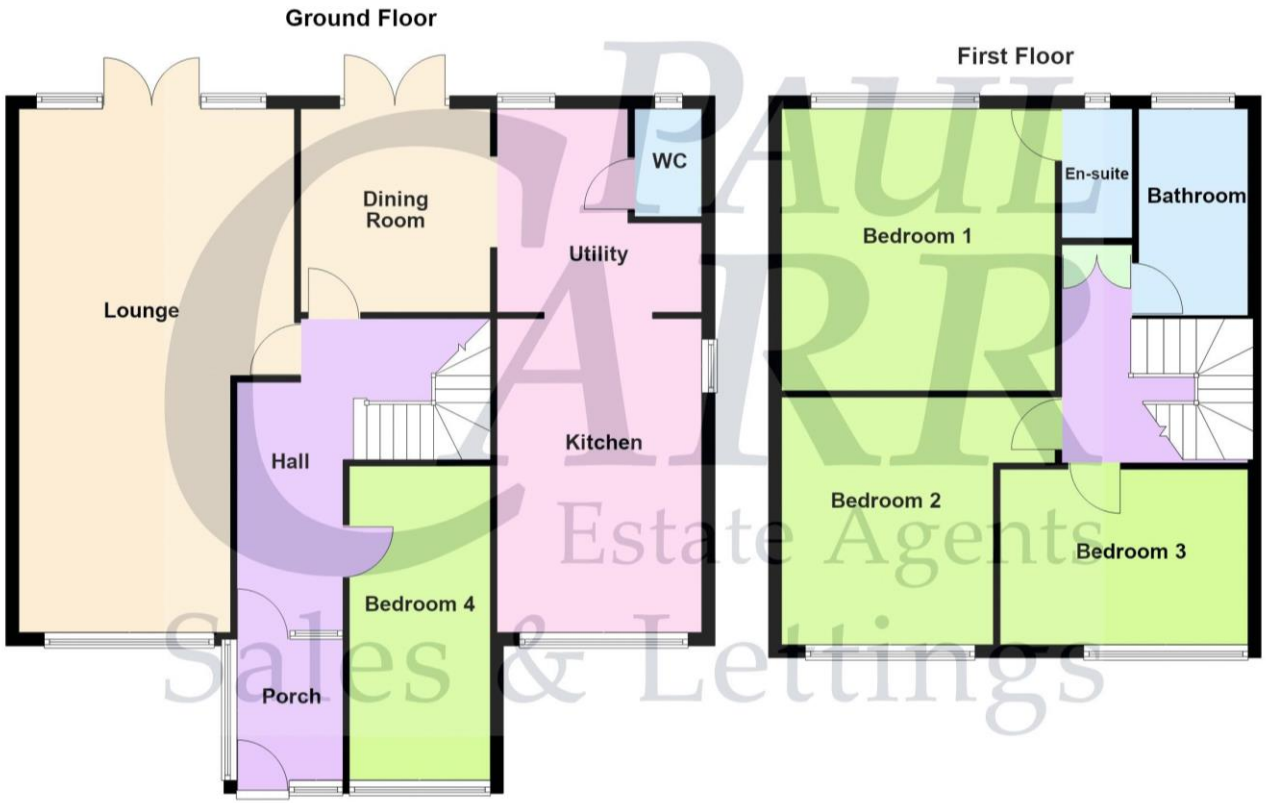






Floor Plan

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



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Energy Performance Rating

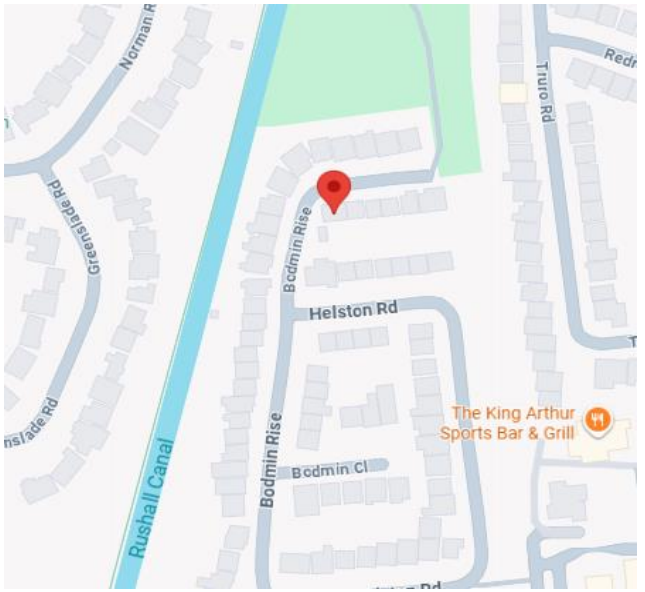
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INSTRUCTION

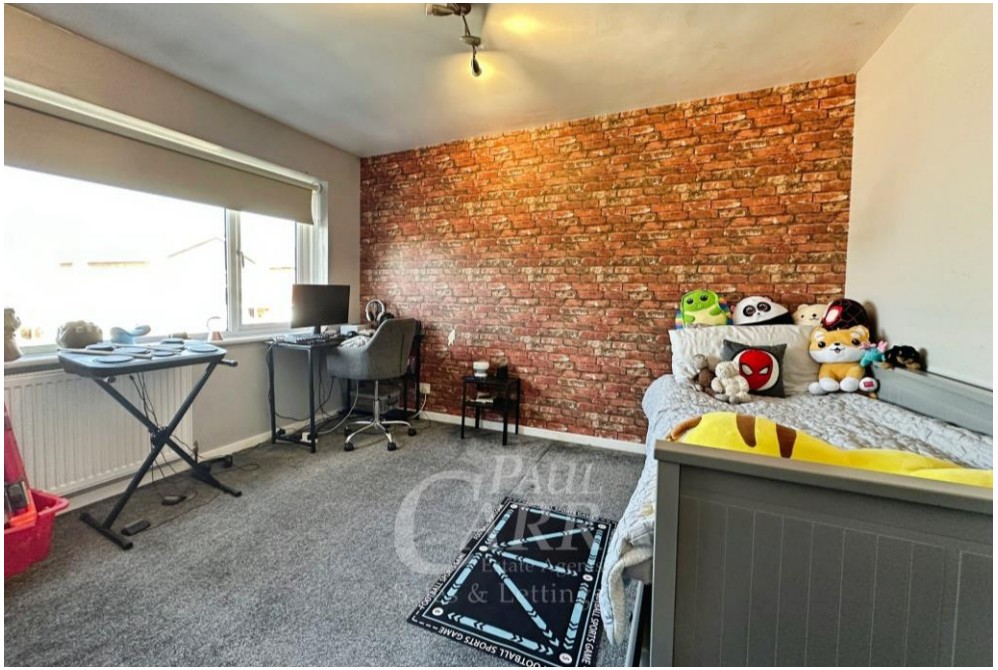
AWAITING

EPC

Map Location



















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