



Somerset Road,  
Walsall, WS4 2DP

Offers Over £375,000

# Walsall

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Paul Carr Estate Agents are delighted to present for sale this immaculately presented, three-bedroom semi-detached house, set in a sought-after residential area of Walsall, conveniently placed for public transport, schools and local amenities.

The welcoming hallway provides access to a guest WC and leads through to a light and airy lounge, featuring a bay window and a feature fireplace with log burner inset.

To the rear, the open-plan kitchen / diner offers a range of fitted units, induction hob with extractor over, integrated dishwasher, wine cooler, double oven and washing machine, with space for an American-style fridge / freezer and a defined dining area. There is useful built in storage and direct access to the neatly maintained rear garden.

Upstairs, there are two double bedrooms, including a bay-fronted principal bedroom, and a further single bedroom. The stylish, luxury bathroom is fitted with a free-standing bath, separate shower cubicle with rainfall shower head, WC and wash basin.

Externally, the neatly maintained garden is laid mainly to lawn, providing outdoor space for relaxing and entertaining and there is driveway parking to the front of the property, complete with an EV-charging point.

The property is well located for Walsall town centre, which offers a range of shops, supermarkets, cafés and leisure facilities. Popular local schools are within easy reach, making the area appealing for families. Walsall railway station provides regular services to Birmingham New Street in around 25-30 minutes, as well as connections towards Wolverhampton and beyond. Bus routes run from nearby main roads, offering convenient links across the borough.

Green spaces such as Walsall Arboretum and local parks are accessible for walking, cycling and recreation.





## Property Specification

Hall	
Lounge	3.66m (12') x 3.63m (11'11") plus bay
Kitchen / Diner	6.28m (20'7") x 3.64m (11'11") max
WC	
Garage	4.80m (15'9") x 2.26m (7'5")
Landing	
Bedroom 1	3.66m (12') x 3.63m (11'11") plus bay
Bedroom 2	3.65m (12') max x 3.64m (11'11") max
Bedroom 3	2.55m (8'4") x 2.42m (7'11")
Bathroom	2.51m (8'3") x 2.46m (8'1")

## Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	D
Tenure:	Freehold

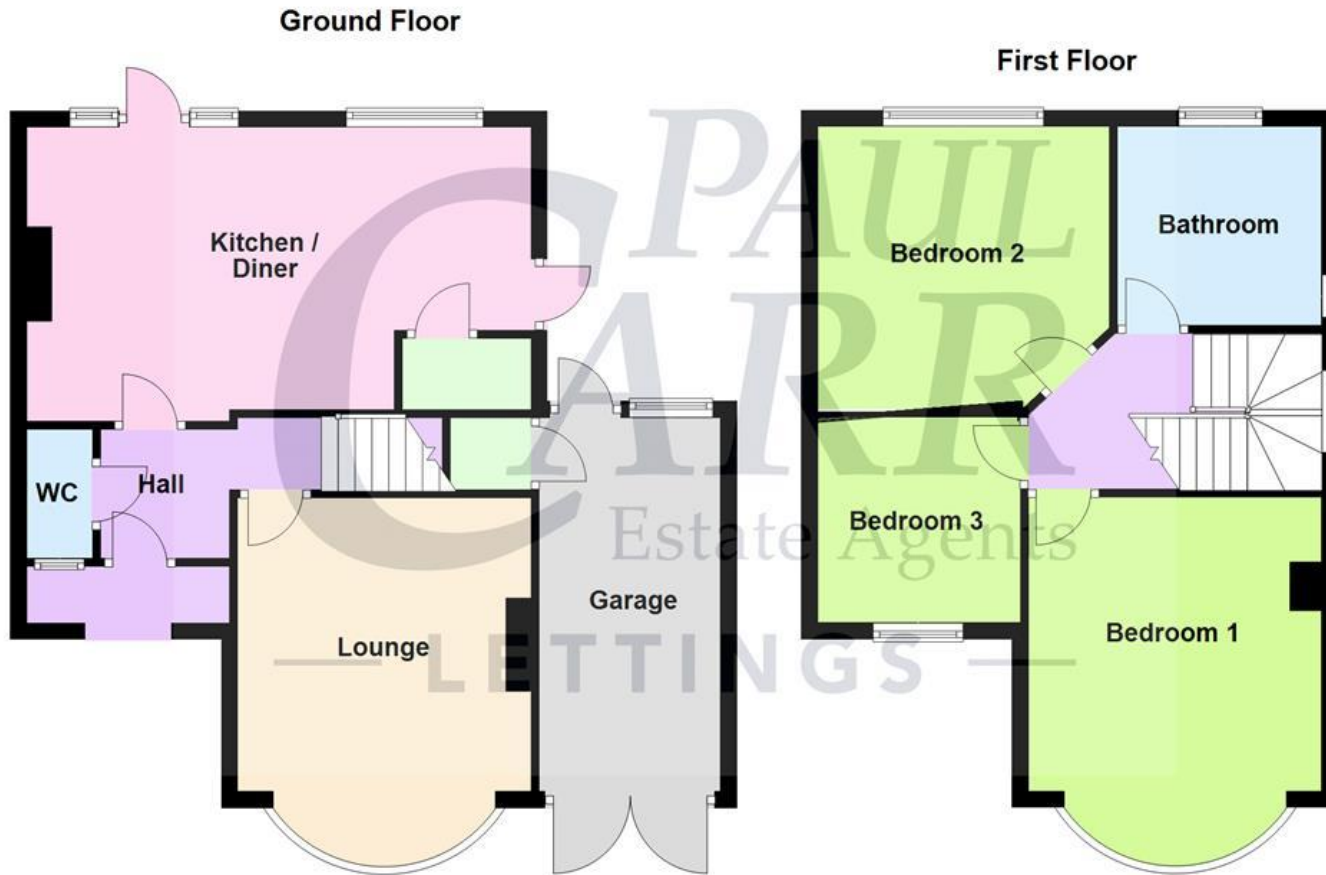
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

# 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>	73	79
(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

