PAUL CARR Estate Agents Sales & Lettings

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# Parkview Crescent, Birchills
# Walsall, WS2 8TY

**Offers Over £290,000**

A spacious and versatile four-bedroom semi-detached family home, ideally situated on Parkview Crescent, Walsall, Offering an impressive and adaptable layout arranged over two floors, the property is particularly well suited to growing or multigenerational families, with generous living accommodation, a ground-floor bedroom with its own en-suite bathroom and excellent off-road parking.

The accommodation begins with an entrance porch opening into a useful playroom/home office. This flexible room would be equally suitable as a study, children's playroom or additional sitting area. The main lounge provides a comfortable family living space and features a bow window to the front, attractive flooring and double doors leading into the dining room. The separate dining room offers ample space for a family dining table and connects naturally with the kitchen, creating a sociable layout for everyday living and entertaining. Extending across the rear of the property is a generously proportioned fitted kitchen, equipped with an extensive range of wall and base units, contrasting work surfaces and a breakfast bar. There is space for a selection of freestanding appliances, while windows and an external door provide plenty of natural light and convenient access to the rear garden. A notable feature of the ground floor is the fourth bedroom, which benefits from double doors opening onto the garden and access to its own en-suite bathroom. The en-suite is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC. This arrangement provides an excellent degree of flexibility and could be ideal for an older relative, teenager or visiting guests.

To the first floor, the landing gives access to three further bedrooms. Bedroom one is a generous double room with fitted wardrobes, while bedroom two also provides comfortable double accommodation. Bedroom three is suitable as a single bedroom, nursery or additional home office. The family bathroom is finished with contemporary grey tiling and includes a panelled bath with shower over, pedestal wash hand basin and WC.

Externally, the property is approached via a substantial block-paved driveway providing off-road parking for several vehicles. To the rear is an enclosed garden featuring a paved patio, lawn, pathway, raised brick borders and a useful garden shed. The garden offers a practical outdoor space for children, relaxation and entertaining.

Conveniently positioned within the WS2 area of Walsall, the property is well placed for local schools, shops, everyday amenities and transport connections. Early viewing is strongly recommended to appreciate the size, flexibility and family-friendly accommodation this impressive home has to offer.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.



Entrance Porch

Lounge

Dining Room

Kitchen/Breakfast Room

Play Room/ Office

Ground Floor Bedroom 4

En-suite Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom







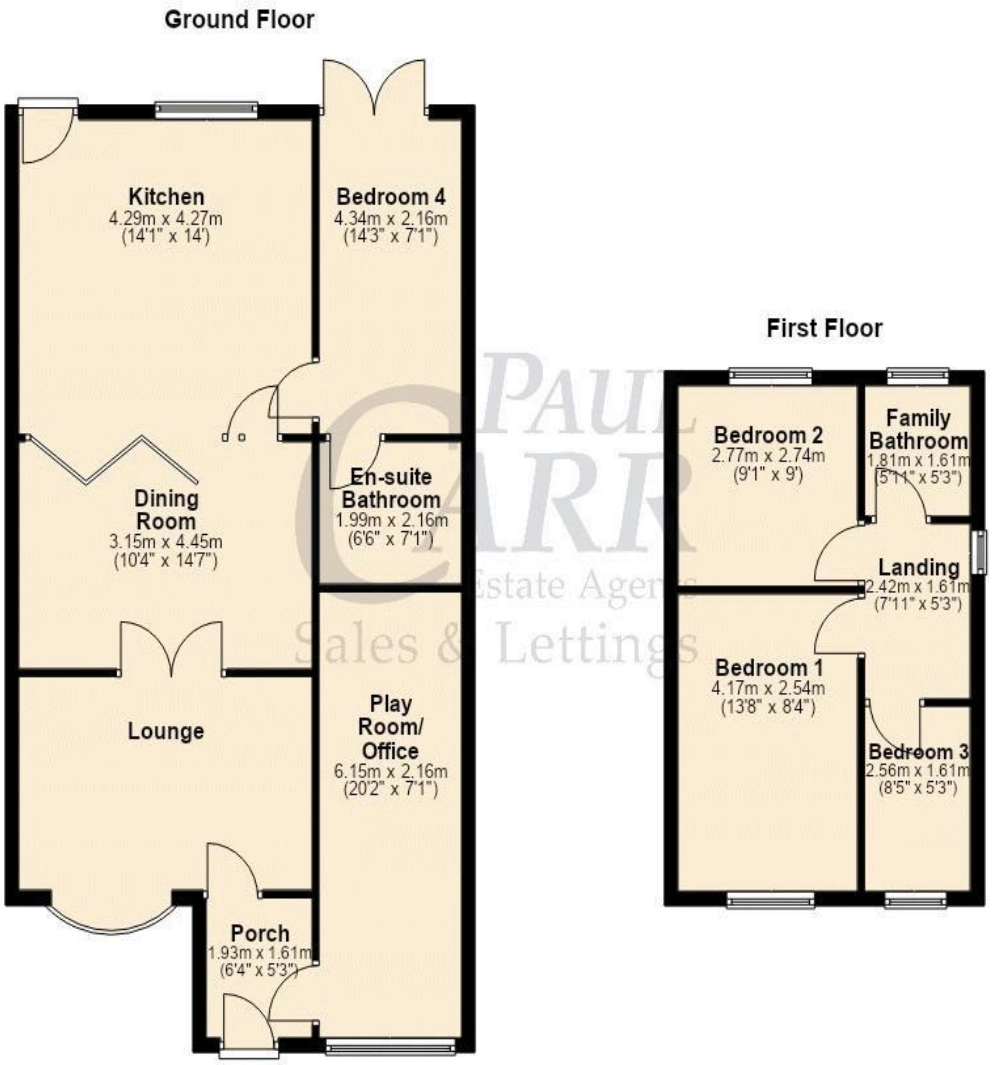






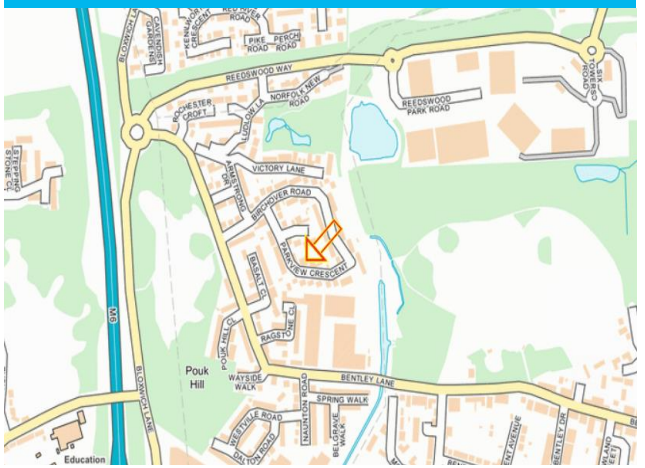
# Floor Plan

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




## Energy Performance Rating

## Map Location













***Agent's Note:***

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