



20 Hawthorn Road, Shelfield,
Walsall, WS4 1PD

Offers in Excess of £175,000

Shelfield

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Paul Carr Estate Agents are delighted to present for sale this two-bedroom semi-detached house, providing well-arranged accommodation with practical features and excellent scope for modernisation, offered for sale with no onward chain.

The property benefits from off road parking and a neatly maintained garden, enhancing its appeal for buyers seeking outdoor space and convenience, with an internal viewing essential to fully appreciate the potential of the property on offer.

Internally, the ground floor includes two generous reception rooms. The main reception is light and spacious, featuring three windows to the front and access to the staircase with the second reception room accessed via the rear lobby, providing a useful additional living space with views over the garden.

The kitchen offers a range of fitted units, an integrated oven and hob, and plumbing for a dishwasher, with access to a rear lobby, featuring door to the rear garden and a useful utility space off the lobby. There is also a WC off the entrance hallway.

Upstairs, there are two double bedrooms, both with built-in storage (with the principal bedroom featuring three windows), complemented by the bathroom, with white suite comprising wash basin and bath.

Shelfield provides access to local amenities, with more extensive facilities afforded by Aldridge and Walsall town centres, including shops, cafés and services.

Nearby schools serve the local community, supporting family buyers. Public transport links connect Shelfield to Walsall town centre, where Walsall railway station offers services towards Birmingham and other regional destinations, with typical journey times to Birmingham of around 20-25 minutes. Local bus routes further enhance connectivity to neighbouring districts and facilities.

Internal viewing is essential to fully appreciate the potential of the property on offer.





Property Specification

Hall

Lounge - 4.56m (15') x 3.18m (10'5")

Reception Room - 3.48m (11'5") x 2.92m (9'7")

Kitchen - 3.62m (11'11") max x 3.32m (10'11") max

WC

Bedroom 1 - 4.56m (15') x 3.18m (10'5")

Bedroom 2 - 3.32m (10'11") x 2.74m (9')

Bathroom

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: 26th February 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 £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.

Viewer's Note:

Services connected: Gas, water, electric & drainage

Council tax band: A

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location

