PAUL CARR Estate Agents Sales & Lettings

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# Birkdale Road
# Walsall, WS3 3TR

**Offers in the Region Of £400,000**

An Exceptional Four-Bedroom Executive Family Home Set within the highly regarded Turnberry Estate, this impressive four-bedroom detached residence has been thoughtfully improved and beautifully maintained to create a stylish, spacious and welcoming family home. The property immediately creates an excellent first impression, with an attractive frontage, established lawn and private driveway providing off-road parking and access to the integral garage. Stepping inside, the welcoming entrance porch opens into a central hallway, setting the tone for the generous and immaculately presented accommodation beyond. The spacious living room provides an inviting setting in which to relax, with attractive décor, generous seating space and a feature fireplace forming a natural focal point. The room flows effortlessly into the separate dining area, creating an excellent layout for everyday family life and entertaining. Beyond the dining room is a bright and versatile sunroom, surrounded by windows and enjoying pleasant views across the rear garden. With French doors opening onto the patio, this wonderful additional reception space creates a seamless connection between the home and garden. The modern refitted kitchen combines style with practicality, featuring sleek cabinetry, contrasting work surfaces and a range of integrated appliances. Generous preparation space and attractive garden-facing views make this a superb environment for cooking and entertaining. Completing the ground floor is a convenient guest cloakroom, together with internal access to the integral garage. The first-floor landing leads to four well-proportioned bedrooms. The principal bedroom is an impressive retreat, featuring an attractive decorative finish, fitted mirrored wardrobes and its own contemporary en-suite shower room. Three further bedrooms provide excellent flexibility for children, guests or those requiring a dedicated home office. These rooms are complemented by a beautifully appointed family bathroom, finished with modern tiling and a stylish white suite. Outside, the landscaped rear garden has been designed to offer an appealing combination of relaxation, entertaining and ease of maintenance. A generous lawn is framed by established trees, attractive planting and raised borders, while extensive paved seating areas provide the perfect setting for outdoor dining and summer gatherings. The garden also benefits from useful storage and a high degree of privacy. The integral garage offers valuable parking and storage, with potential to accommodate a variety of future uses, subject to any necessary permissions. Birkdale Road forms part of the ever-popular Turnberry Estate, conveniently positioned for local shops, schools and everyday amenities. Bloxwich North railway station is within easy reach, while excellent road connections via the A34 and M6 provide convenient access to Walsall, Cannock, Birmingham and the wider West Midlands. Beautifully presented throughout and offering four bedrooms, two bathrooms, multiple reception spaces and an attractive landscaped garden, this exceptional family home deserves to be viewed to fully appreciate the space, quality and lifestyle it provides.



Entrance Porch

Entrance Hall

Lounge 16' 6" x 15' 7" (5.03m x 4.75m)

Dining Area 9' 0" x 8' 5" (2.74m x 2.56m)

Kitchen 14' 9" x 8' 5" (4.49m x 2.56m)

Inner Hall

Guest W.C. 4' 1" x 3' 7" (1.24m x 1.09m)

Conservatory 12' 5" x 9' 6" (3.78m x 2.89m)

First Floor Landing

Bedroom 1 12' 5" x 10' 3" (3.78m x 3.12m)

Bedroom 2 9' 10" x 8' 11" (2.99m x 2.72m)

Bedroom 3 11' 10" x 8' 0" (3.60m x 2.44m)

Bedroom 4 9' 10" x 7' 11" (2.99m x 2.41m)

Bathroom 8' 8" x 6' 3" (2.64m x 1.90m)

Outside

Front Garden

Driveway

Rear Garden

Integral Garage 17' 5" x 7' 11" (5.30m x 2.41m)







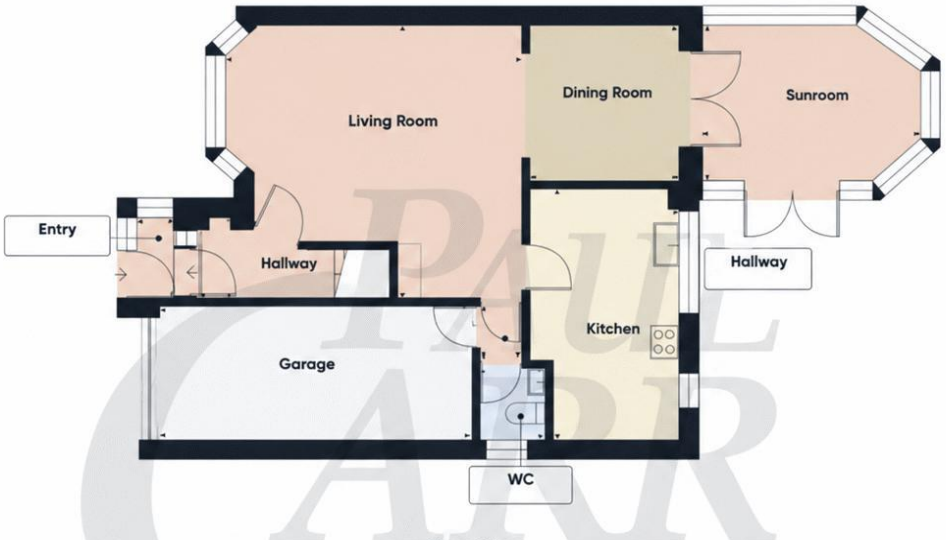




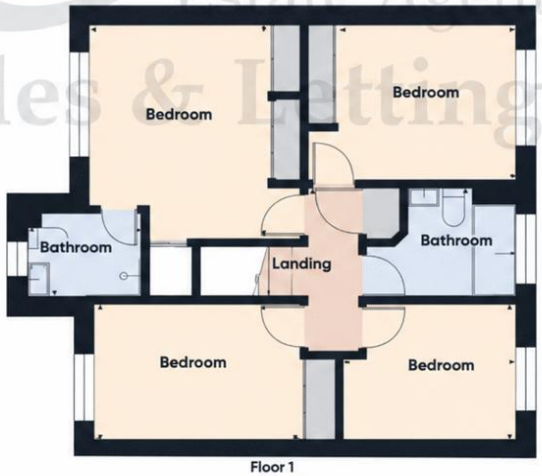


# Floor Plan

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




Ground Floor

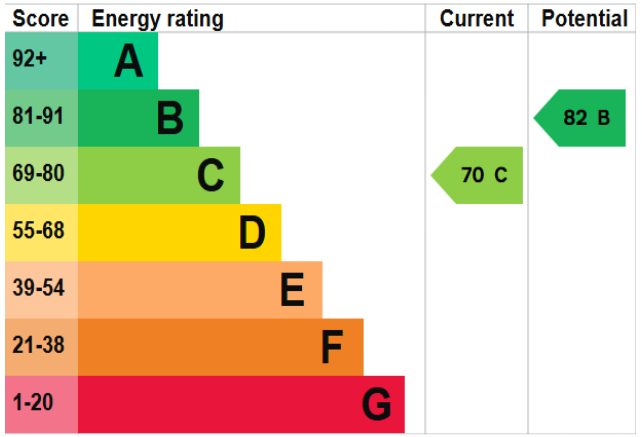



Floor 1

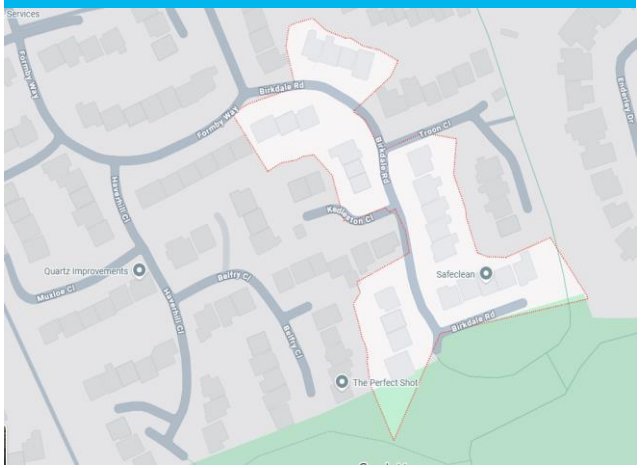
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## Energy Performance Rating




## Map Location













***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: 21st September 2026

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