PAUL CARR Estate Agents Sales & Lettings

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4 Crabtree Road, Walsall, WS1 2RY

Offers in the Region Of £750,000

Enjoying an enviable position, this impressive, detached residence is set within easy reach of the excellent amenities of Walsall town centre, with Walsall Arboretum only a stone's throw away and an internal inspection is essential to fully appreciate all it has to offer.

The accommodation includes welcoming entrance hallway with stairs to first floor and access to guest WC, spacious lounge with large window to front elevation, feature fireplace and double doors leading into the sitting room which has French windows leading into the rear garden. Completing the ground floor there is the impressive L-shaped kitchen/dining room which features a range of wall / base units, breakfast bar, integrated appliances including dishwasher, oven and gas hob with extractor over and space for a dining table. There is access to the useful utility room which has plumbing for a washing machine and doors to under-stairs storage, garage and rear garden.

To the first floor bedroom one is a generous double bedroom with a range of fitted wardrobes and an ensuite shower room and there are four further double bedrooms - all of which have fitted wardrobe space - and the well equipped family bathroom with suite comprising WC, wash basin, bath and shower cubicle with mains shower over.

Externally, the neatly maintained rear garden has lawn / patio areas and a selection of shrubs / bushes and there is driveway parking to the front of the property with access to generous double garage via two up-and-over garage doors.

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: 1st July 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 £47.50 + VAT (£57 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.

Measurements:

Hall -	4.43m (14'7") x 2.00m (6'7")
Lounge -	5.24m (17'2") x 3.60m (11'10")
Sitting/Dining Room -	3.60m (11'10") x 3.09m (10'2")
Kitchen/Dining Room -	6.88m (22'7") max x 5.28m (17'4") max
Utility -	3.23m (10'7") max x 1.60m (5'3") max
WC -	2.33m (7'8") x 0.93m (3')
Double Garage -	5.30m (17'4") max x 4.97m (16'4")
Bedroom 1 -	4.97m (16'4") into wardrobes x 3.86m (12'8") plus recess
En-suite -	2.54m (8'4") x 1.86m (6'1")
Bedroom 2 -	4.00m (13'2") plus wardrobe x 3.60m (11'10")
Bedroom 3 -	3.78m (12'5") plus wardrobe x 3.60m (11'10")
Bedroom 4 -	3.25m (10'8") plus wardrobe x 3.16m (10'4")
Bedroom 5 -	2.95m (9'8") plus wardrobe x 2.66m (8'9") plus recess
Bathroom -	3.02m (9'11") x 1.78m (5'10")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: F

Connected Services: Gas, water, electric & drainage







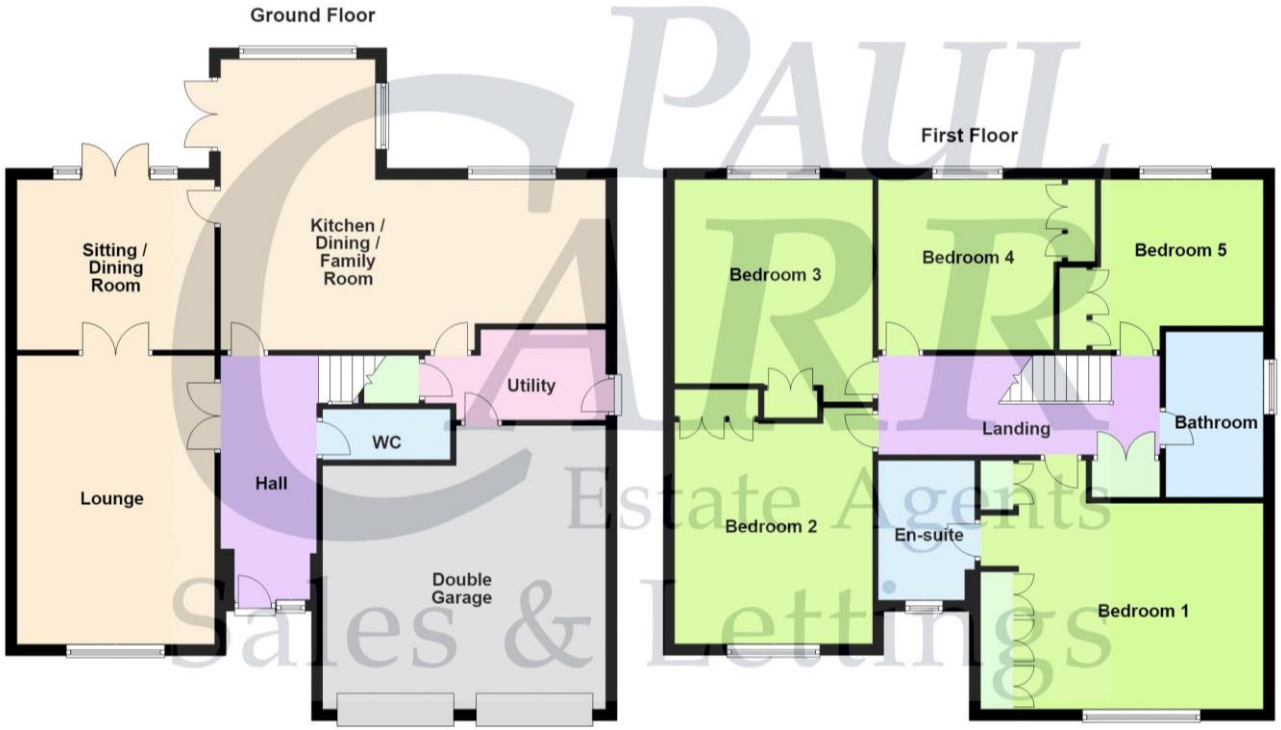




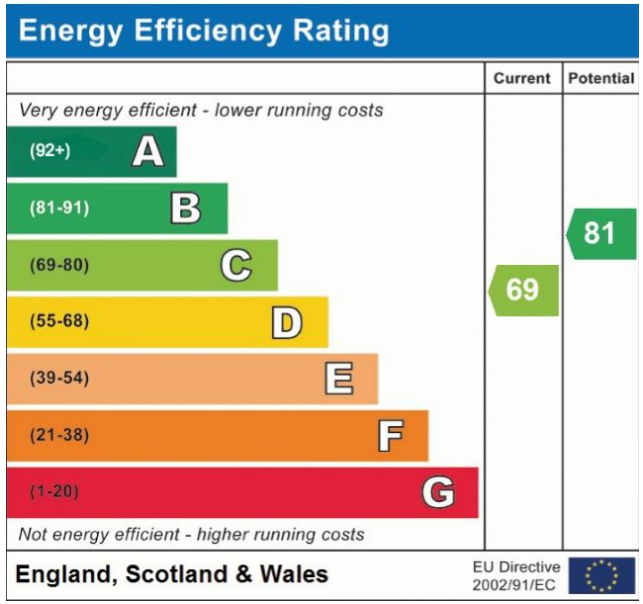


Floor Plan

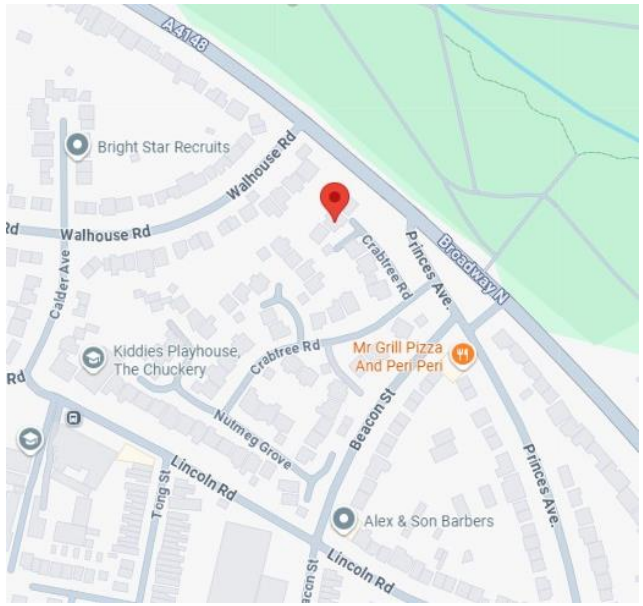
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



















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