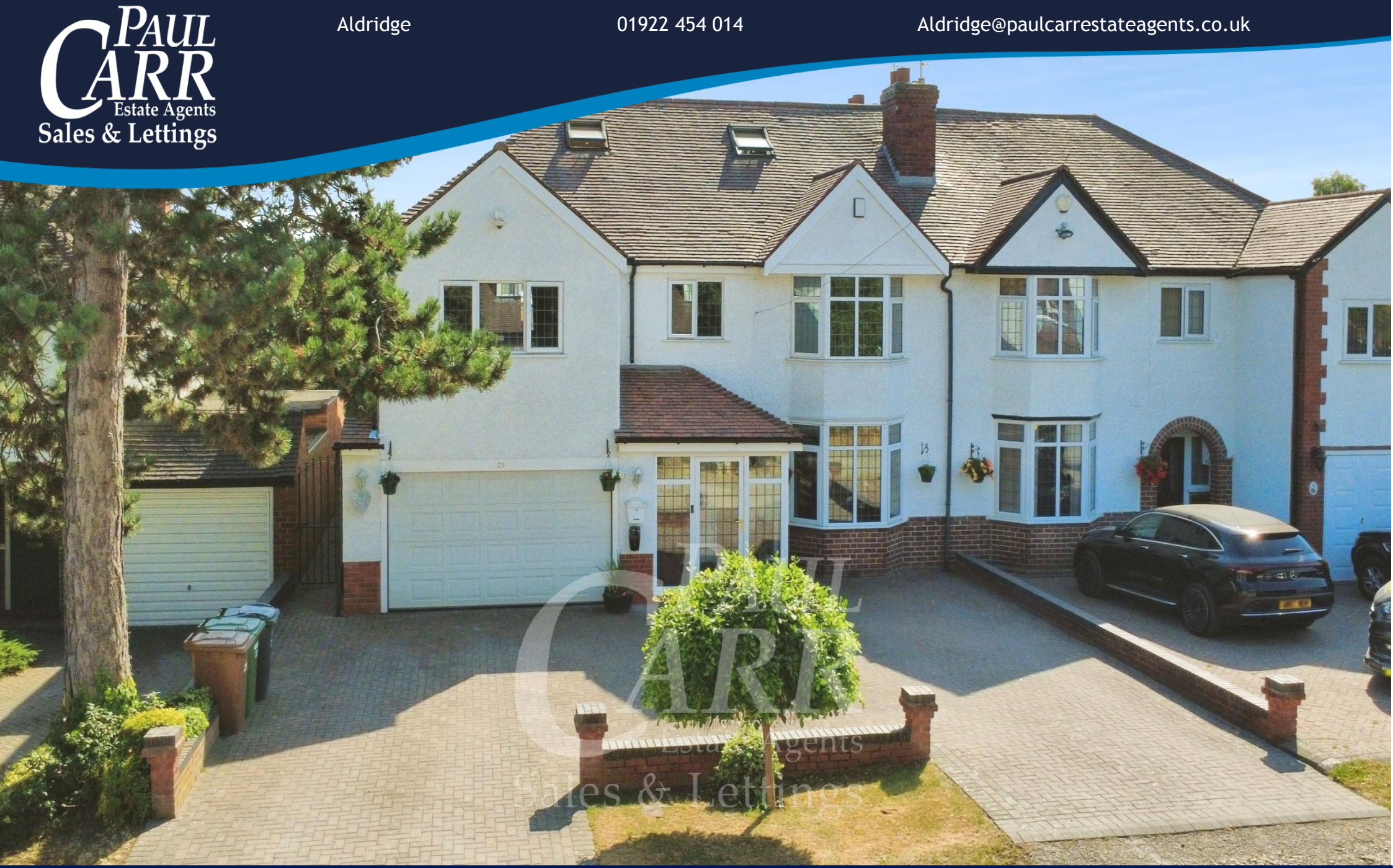
PAUL CARR Estate Agents Sales & Lettings

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25 Scott Road, Walsall, Walsall, WS5 3JN

Offers in the Region Of £595,000

Set in this exceptionally popular area of Park Hall, within easy reach of highly regarded schools for all age groups, and offered for sale with no onward chain, this thoughtfully extended family home must be viewed to be appreciated.

Approached via the block paved 'in and out' multi car driveway, inspection reveals the large, enclosed porch which gives way to the generous entrance hall with built in storage cupboard. The excellent through lounge being dual aspect with bay windows to either end has an exit door to the rear and is complimented by a garden room (accessed via the kitchen) which overlooks the rear garden. The impressive dining kitchen with an excellent range of fitted units has space for a table as well as a courtesy door to the garage and there is also a separate utility with guest WC off.

Stairs from the entrance hall rise to the first floor, also thoughtfully extended and remodelled, to now boast four excellent bedrooms, two of which benefit from ensuite shower rooms, complemented by the principal bathroom with a modern suite which has both a jacuzzi bath and separate shower cubicle.

A further staircase rises from the first floor to the second floor where there are two further double bedrooms, with versatility to use as study space or hobby rooms.

Outside to the rear the garden with paved patio has a lawn beyond and fencing to neighbouring boundaries, whilst to the fore the block paved drive provides an EV-charging point and gives access to the double garage via an electrically operated garage door.

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: 28th 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.


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Measurements:

Hall -	4.42m (14'6") x 0.95m (3'1")
Lounge/Family Room -	9.04m (29'8") plus bays x 3.37m (11'1") min
Kitchen/Diner -	5.40m (17'8") max x 5.39m (17'8")
Garden Room -	4.41m (14'5") x 2.69m (8'10")
Utility Area -	3.66m (12') x 1.18m (3'10")
WC -	1.63m (5'4") x 1.18m (3'10")
Double Garage -	5.47m (18') x 4.30m (14'1")
Bedroom 1 -	4.42m (14'6") x 4.29m (14'1")
Ensuite 1 -	3.35m (11') x 0.88m (2'11")
Bedroom 2 -	4.39m (14'5") max x 4.30m (14'1") max
Ensuite 2 -	3.35m (11') x 0.88m (2'11")
Bedroom 3 -	3.80m (12'5") x 3.52m (11'6")
Bedroom 4 -	3.37m (11'1") x 3.36m (11') plus bay
Bathroom -	2.71m (8'11") x 2.10m (6'11")
Bedroom 5 -	4.58m (15') x 4.06m (13'4")
Bedroom -	6 4.06m (13'4") x 2.77m (9'1")

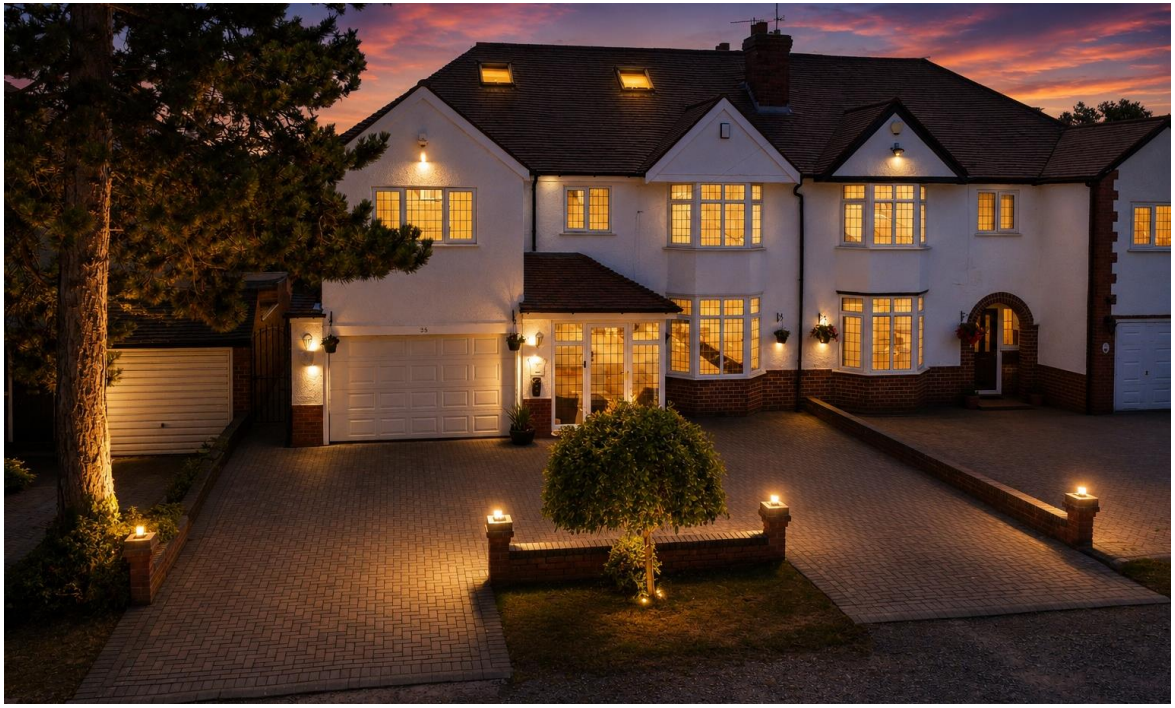
Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

Connected Services: Gas, water, electric & drainage







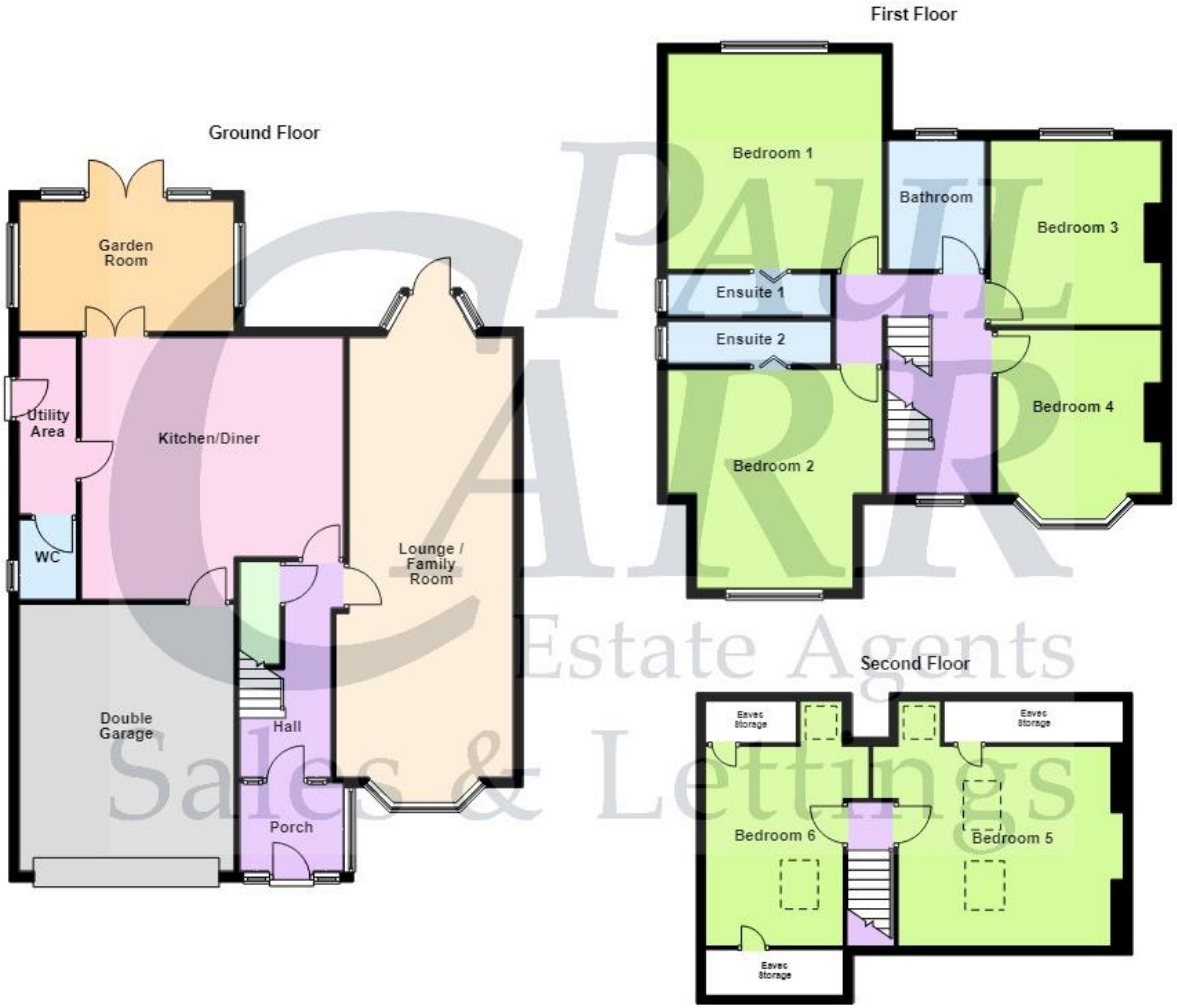




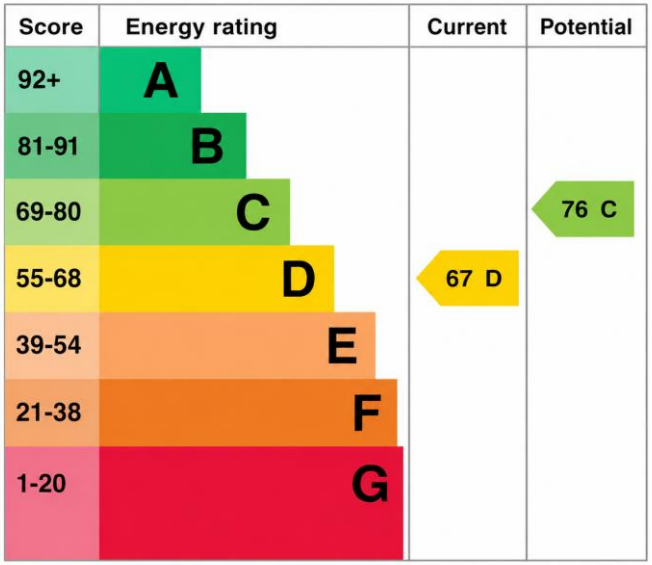


Floor Plan

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



Energy Performance Rating



Map Location












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