



11 Dandys Walk,
Walsall, WS1 3DW

Offers in the Region Of £175,000

Walsall

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Paul Carr Estate Agents are pleased to present to market this two-bedroom terraced house benefitting from recently installed double glazing throughout, along with a newly fitted boiler. The property is situated in a cul-de-sac location close to Walsall town centre, providing convenient access to a wide range of shops, supermarkets and everyday amenities and offered for sale with no onward chain.

The ground floor accommodation includes a kitchen with a range of fitted units, plumbing for a dishwasher, and an integrated oven and hob. A useful utility area with guest WC off is located off the kitchen and offers access to the rear garden. There are two generous reception rooms, allowing for separate living and dining spaces.

Upstairs, the property offers a generous double bedroom to the front with a further double bedroom with built-in storage. The bathroom is fitted with a WC, wash basin and bath. In addition, there is generous cellar space providing further storage or scope for hobby use, subject to any necessary consents.

Externally, the rear garden is planted with a selection of trees and bushes, providing a tranquil outdoor space suitable for relaxing or entertaining. The cul-de-sac setting helps to reduce through traffic whilst still being well placed for local amenities.

Walsall town centre is within easy reach, offering a selection of cafés, restaurants and shopping facilities, as well as access to nearby parks and leisure facilities. Walsall railway station provides services towards Birmingham and other regional destinations, with journey times to Birmingham New Street typically around 20-25 minutes. Local bus routes operate from the town centre, connecting surrounding residential areas, schools and retail parks. The property is also well positioned for access to a choice of nearby schools.





Property Specification

Front Reception Room -

3.94m (12'11") x 3.62m (11'11")

Rear Reception Room -

3.67m (12'1") x 3.57m (11'9")

Kitchen -

4.25m (13'11") x 2.14m (7')

Utility -

3.44m (11'3") max x 2.14m (7')

WC

Cellar -

3.94m (12'11") x 3.53m (11'7")

Bedroom 1 -

3.94m (12'11") x 3.62m (11'11")
plus 0.01m (0') x 0.01m (0')

Bedroom 2 -

3.57m (11'9") x 2.58m (8'6")
plus 0.01m (0') x 0.01m (0')

Bathroom -

4.25m (13'11") x 2.14m (7')

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: 10th April 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:

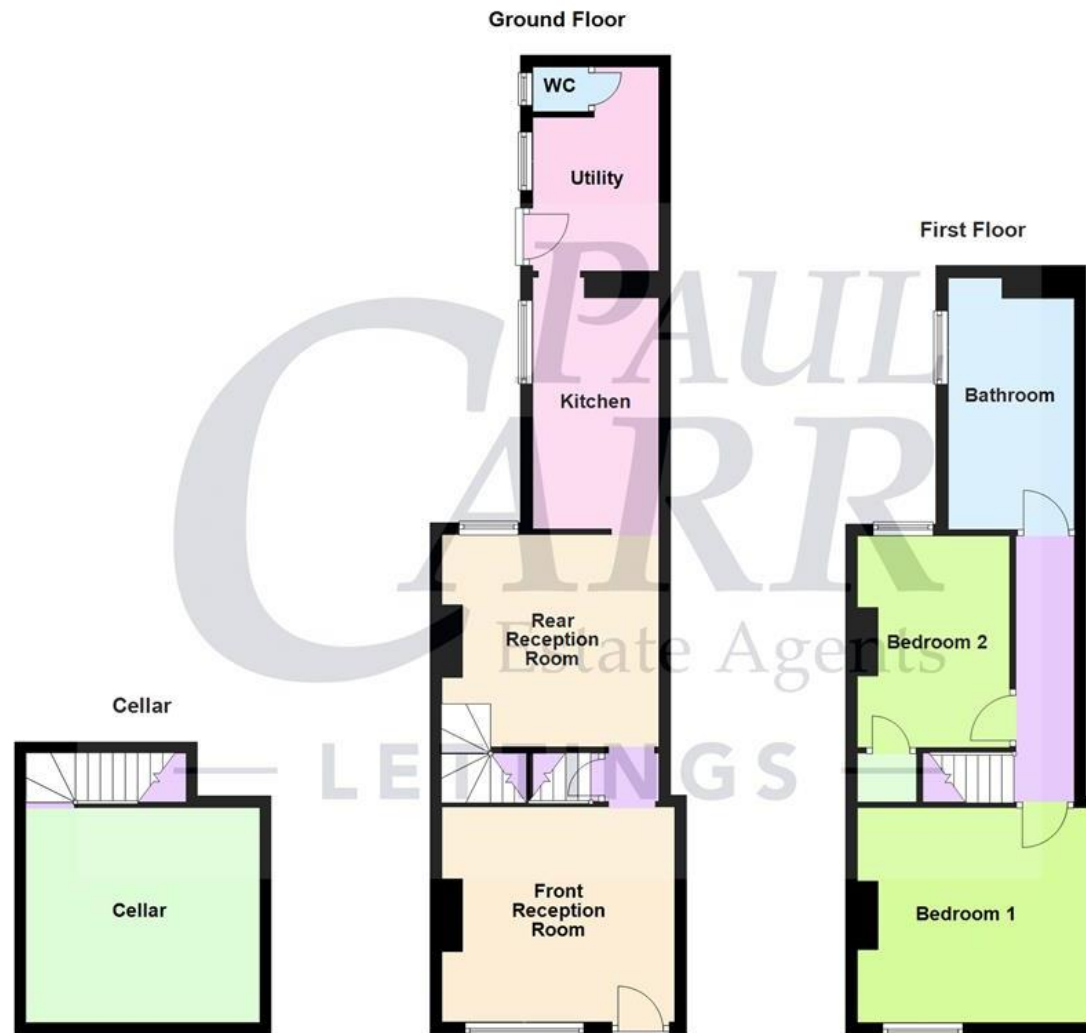
Services connected: Gas, water, electric & drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

