PAUL CARR Estate Agents Sales & Lettings

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2 Cameron Road, Walsall, WS4 2ES

£375,000

Paul Carr Estate Agents are delighted to present to market this chain free and well-proportioned, two-bedroom detached bungalow set in a highly desirable location, offering neatly presented single-storey accommodation within easy reach of the centre of Walsall and within a short distance of Walsall Arboretum.

The property includes a light and airy lounge with bay window, providing a comfortable main reception space. The kitchen is fitted with a range of units and benefits from a double oven and hob, integrated fridge and access to a sun room, creating a useful additional area overlooking the garden. There are two double bedrooms and a well-equipped bathroom, together with a large loft space ideal for storage.

Outside, there are attractive gardens, driveway parking and a handy storage garage.

The bungalow is well placed for local amenities, with Walsall town centre offering a selection of shops, supermarkets, cafés and everyday services. Excellent transport links provide straightforward travel within the local area, with access to major road and rail networks facilitating travel further afield.

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: 2nd September 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 -	2.10m (6'11") x 0.85m (2'9")
Lounge -	4.85m (15'11") x 3.54m (11'7") plus bay
Breakfast Kitchen -	4.03m (13'2") x 2.71m (8'11")
Sunroom -	3.75m (12'4") max x 2.78m (9'1") max
Bedroom 1 -	3.50m (11'6") x 3.47m (11'5") plus bay
Bedroom 2 -	3.62m (11'11") x 3.05m (10') plus bay
Bathroom -	4.31m (14'2") x 1.78m (5'10") min

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

Connected Services: Gas, water, electric & drainage







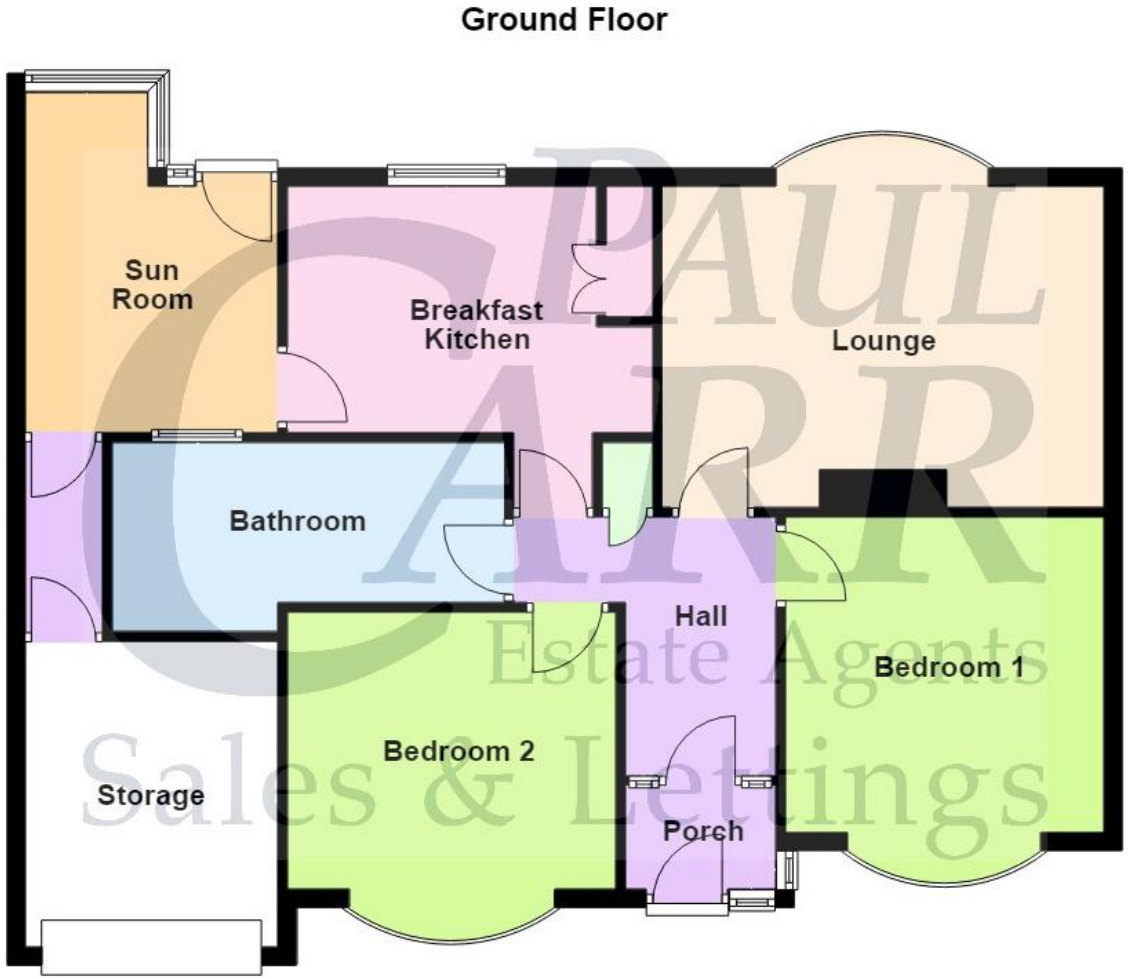






Floor Plan

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



Energy Performance Rating

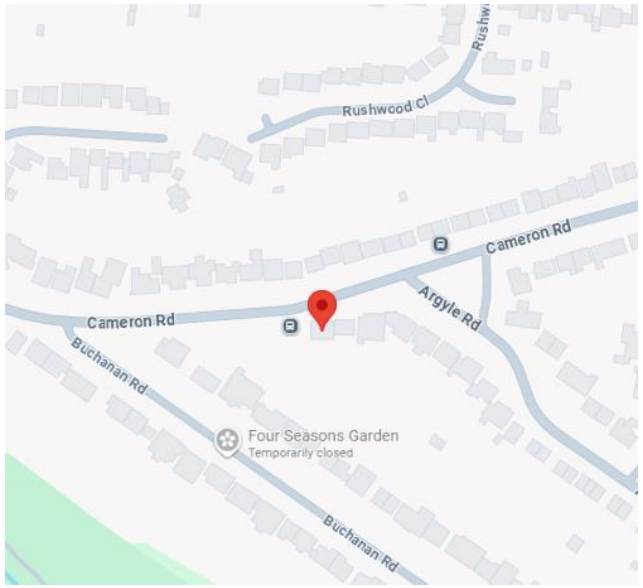
NEW

INSTRUCTION

AWAITING

EPC

Map Location













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