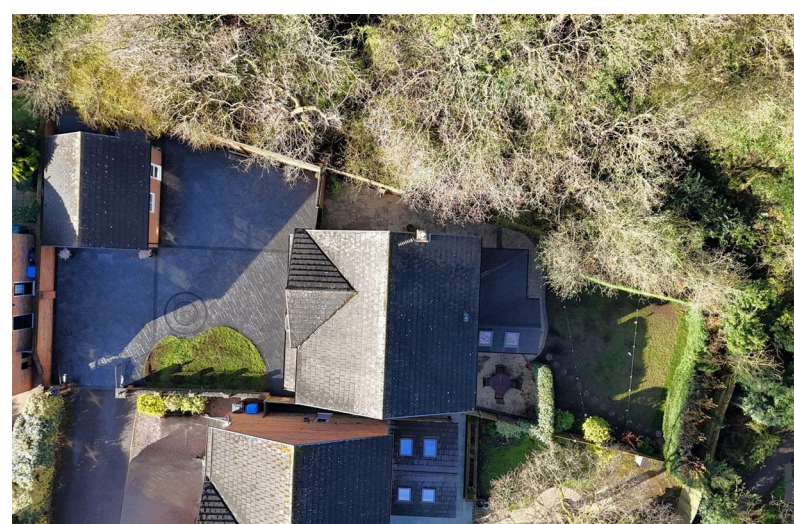




## 50 Pool Meadow

Walsall, WS6 7PB

£700,000



# 50 Pool Meadow

Walsall, WS6 7PB

£700,000



This stunning four-bedroom detached family home comes to market positioned on an exceptional, generously sized plot at the end of a quiet residential cul-de-sac in the highly sought-after area of Pool Meadow, Cheslyn Hay. Accessed via private gates, the property boasts an expansive driveway extending to approximately 175m<sup>2</sup>, comfortably accommodating multiple vehicles (up to 6–8 cars), along with a separate double garage that previously held planning permission for conversion into an annex or further extension to a three-car garage with gym and shower room above, offering superb versatility subject to planning permission.

On entering the property, you are welcomed into a wide and impressive entrance hall, flooded with natural light and enhanced by beautiful hardwood flooring that continues into the dining room. A striking feature staircase creates a strong first impression and sets the tone for the quality finish throughout. To the front of the property sits a spacious dining room with a bay window overlooking the driveway, complete with bespoke oak fitted cupboards, while a further reception room, currently utilised as a home gym, offers flexibility as a study or snug.

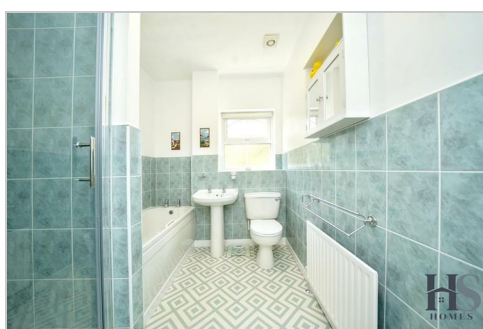
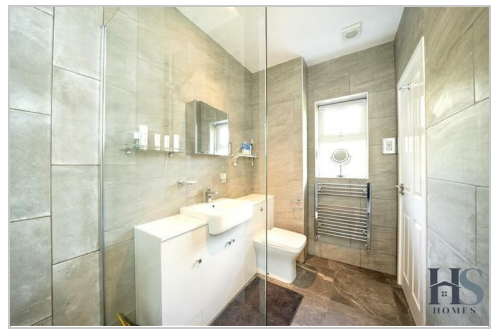
To the rear, the generous lounge features a fireplace and surround, dual aspect windows, and double patio doors opening into a bright, modernised conservatory. The conservatory has been upgraded with a warm roof (installed 2020 with building regulations certification) and benefits from underfloor heating, creating a comfortable year-round living space, with additional patio doors leading out to the garden. The modern kitchen is accessible from both the entrance hall and conservatory via bifold doors

and offers integrated appliances, ample work surfaces, and tall storage units, complemented by views over the rear garden. A separate utility room provides further storage, worktops, sink, downstairs WC, and side access to the garden.

Upstairs, the property offers four well-proportioned bedrooms arranged around a spacious landing. The principal bedroom enjoys rear garden views, fitted wardrobes, and a large ensuite featuring a walk-in double shower, WC, sink, and frosted window. Bedroom two also overlooks the rear, while bedrooms three and four are positioned to the front, with bedroom three benefitting from fitted sliding wardrobes. Recent updates include new carpets to the lounge, stairs, and landing, enhancing the comfort and finish throughout.

Externally, the property enjoys a substantial and private plot with direct access to a nature trail to the rear and side, creating a peaceful and semi-rural feel while still being conveniently located. The home has been well maintained and upgraded, including a new consumer unit installed in October 2025 with modern RCBO protection, and a valid 2025 EICR. The boiler, an Ideal Vogue Max Combi 40 installed in 2019, was last serviced in October 2025.

This is a truly exceptional family home offering space, privacy, modern upgrades, and significant future potential, an opportunity not to be missed.



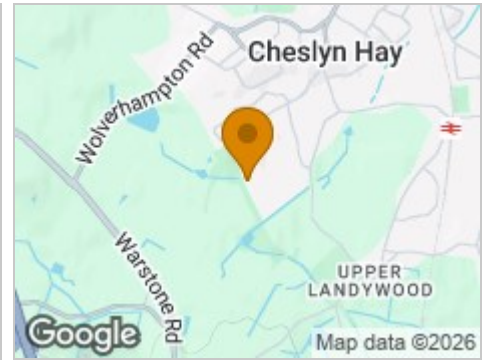
## Road Map



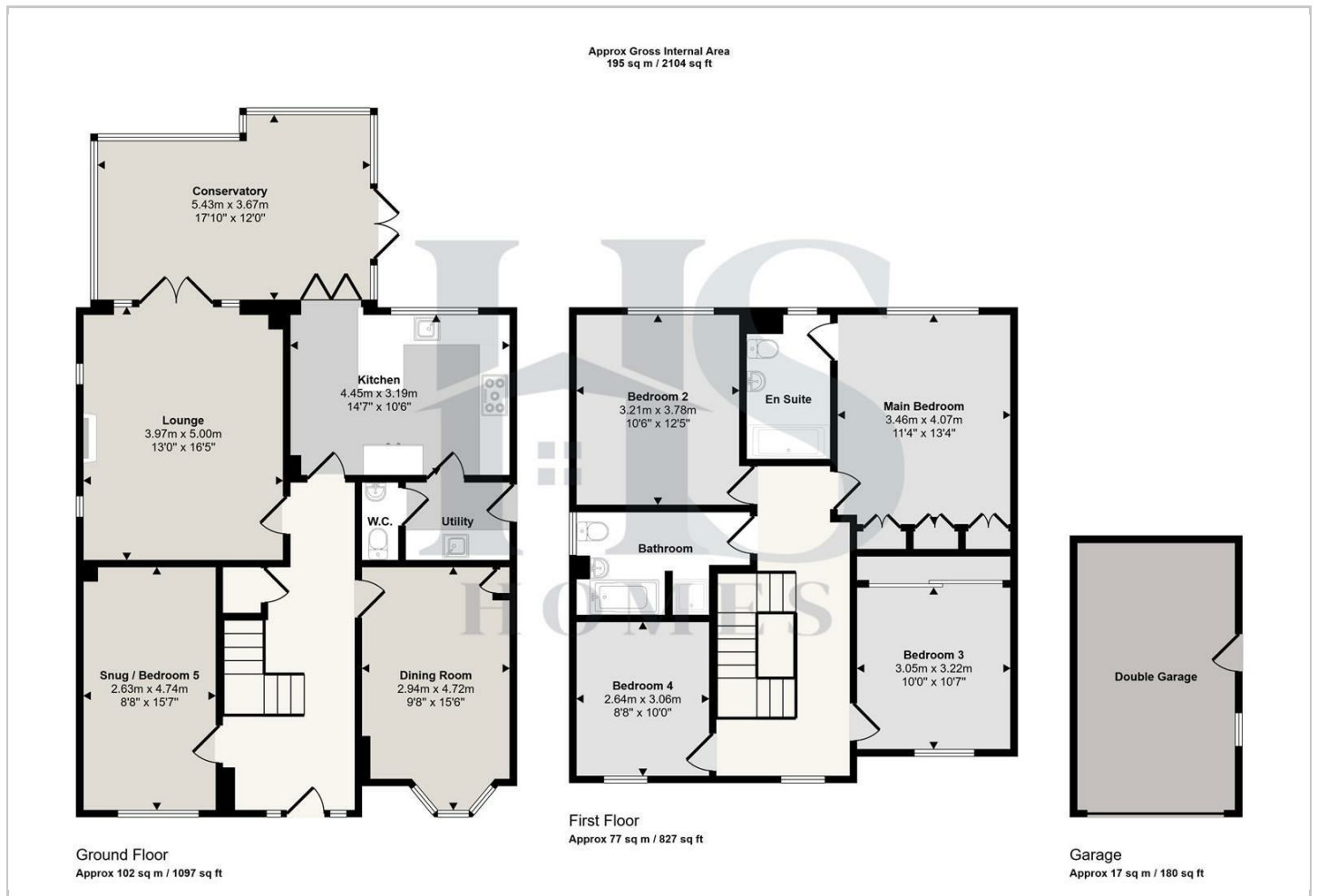
## Hybrid Map



## Terrain Map



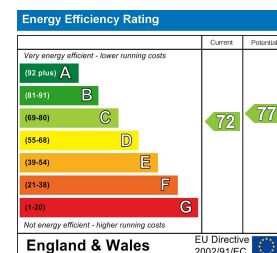
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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