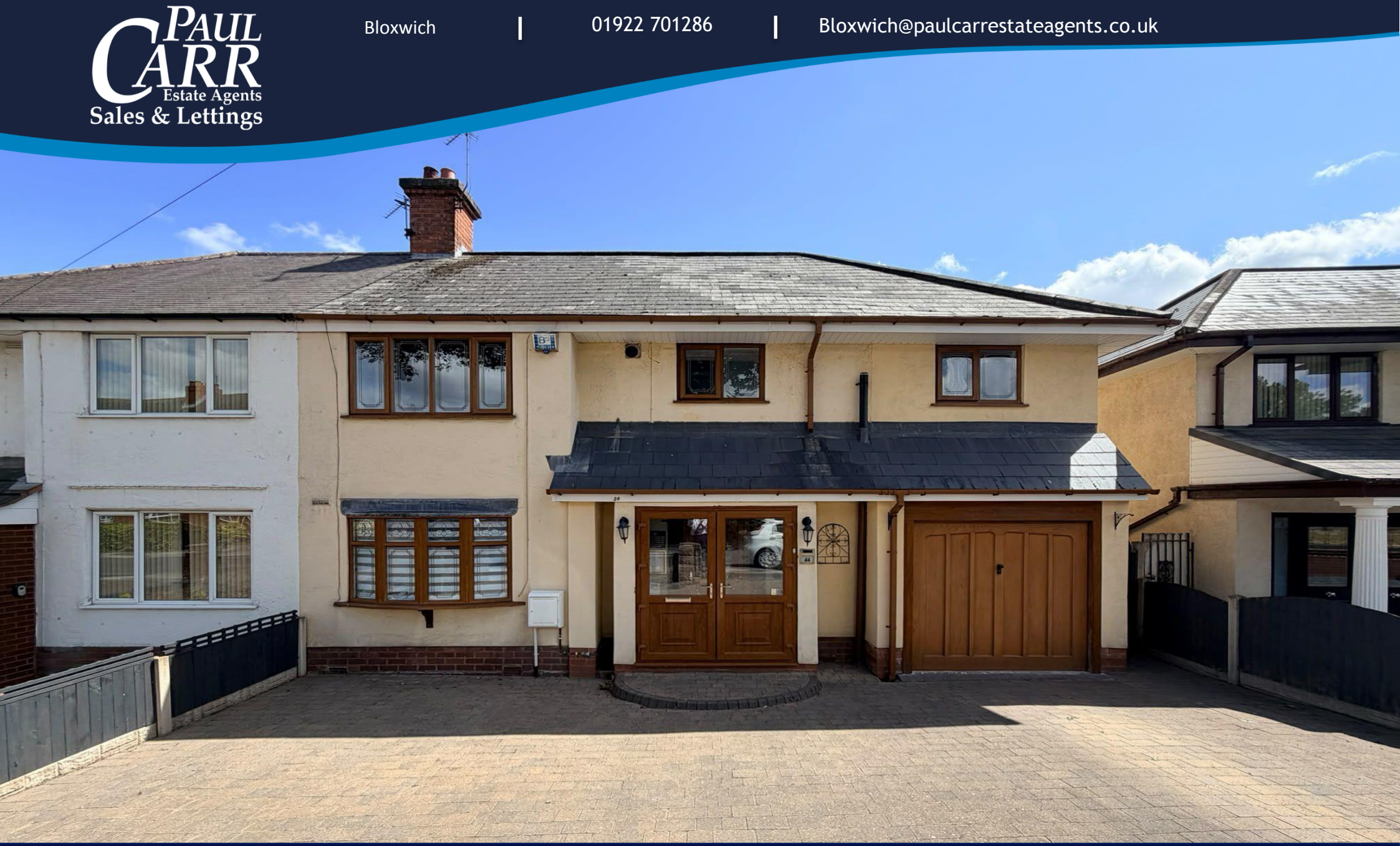
PAUL CARR Estate Agents Sales & Lettings

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Dartmouth Avenue
Walsall, WS3 1ST

Offers Over £325,000

Walsall

Offers Over £325,000

4 2 2

Paul Carr Estate Agents are delighted to bring to market this spacious and well-proportioned four bedroom family home on Dartmouth Avenue, offering generous accommodation across two floors, including multiple reception spaces, a garage, dressing room and en-suite facilities. The ground floor begins with an entrance porch leading into the lobby, with access to a generous living room positioned to the front of the property. To the rear is a fitted kitchen, which leads through to an impressive additional lounge/ 4th bedroom overlooking the rear, providing excellent space for both everyday family living and entertaining. A useful guest WC, rear porch and integral garage complete the ground-floor accommodation. Upstairs, the property offers three well-sized bedrooms. The principal bedroom is particularly impressive, benefiting from its own en-suite shower room, while a separate dressing room with fitted wardrobes provides valuable additional storage. The remaining bedrooms are served by the family bathroom, with a central landing connecting the accommodation. Offering an excellent amount of living space and a versatile layout, this property would make an ideal family home and should be viewed to fully appreciate the accommodation available. Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





















Property Specification

EXTENDED FAMILY HOME
WELL MAINTAINED THROUGHOUT
TWO RECEPTION ROOMS
GUEST W.C
DRESSING ROOM & EN-SUITE

Porch 1.93m (6'4") x 0.69m (2'3")

Lobby 3.12m (10'3") x 2.62m (8'7")

Living Room 5.54m (18'2") x 3.63m (11'11")

Kitchen 3.38m (11'1") x 3.10m (10'2")

Garage 4.37m (14'4") x 2.77m (9'1")

WC 1.45m (4'9") x 0.86m (2'10")

Lounge/ 4th Bedroom 4.06m (13'4") x 2.77m (9'1")

Bedroom 3.75m (12'4") x 3.63m (11'11")

Bedroom 3.63m (11'11") x 2.82m (9'3")

Dressing Room 3.12m (10'3") x 1.94m (6'4")

Bedroom 4.55m (14'11") x 2.77m (9'1")

En-suite 2.77m (9'1") x 1.55m (5'1")

Bathroom 2.13m (7') x 1.60m (5'3")

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: 13th August 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.

Viewer's Note:

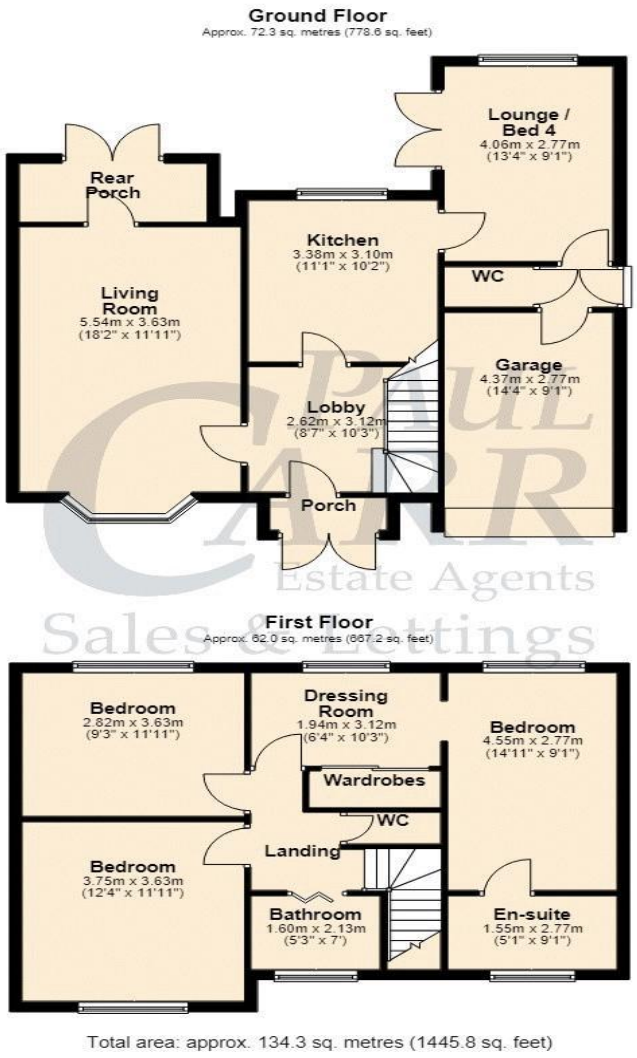
Services connected: All Services

Council tax band: B

Tenure: Freehold

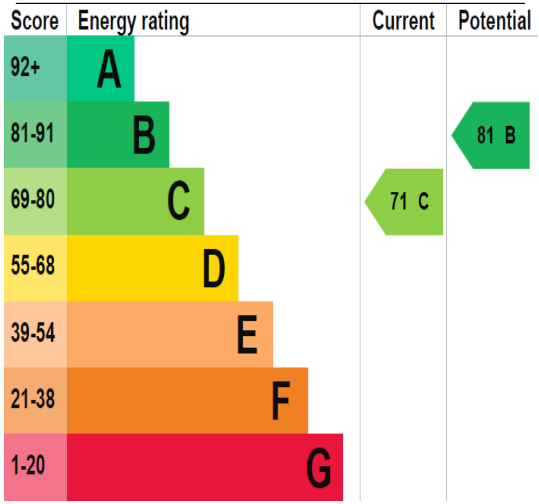
Floor Plan

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



Total area: approx. 134.3 sq. metres (1445.8 sq. feet)

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman