

CHRIS FOSTER & Daughter

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20 Castle Road, Walsall, WS9 9BY Offers In Excess Of £200,000

Chris Foster & Daughter are pleased to offer for sale this three bedroom semi-detached house, which is in need of modernisation throughout, and which is located in a much sought road within Walsall Wood. The accommodation comprises in brief: porch, entrance hall, dining room, lounge, kitchen, three bedrooms and family bathroom. Further benefits include double glazing and central heating (both where specified), front & rear gardens and a driveway. Immediate viewing of this fantastic investment opportunity is highly recommended in order to avoid potential disappointment.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - To Follow



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



20 Castle Road, Walsall



Lounge



Dining Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three

20 Castle Road, Walsall



Bathroom



Rear Garden



Rear Garden

20 Castle Road, Walsall

Walsall Wood

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

Frontage

Having lawned garden flanked by concrete driveway affording off road parking and leading to:-

Porch

With door to:-

Hallway

With stairs rising to first floor, central heating radiator (not tested) and doors off to:-

Dining Room

3.73m min exc bay x 3.30m max (12'3" min exc bay x 10'10" max)

With two central heating radiators (not tested) and uPVC double glazed bay window to the front.

Lounge

3.61m max x 2.97m max (11'10" max x 9'9" max)

With central heating radiator (not tested) and part uPVC double glazed door to rear.

Kitchen

2.59m min x 2.26m max (8'6" min x 7'5" max)

Having units with work surface over incorporating sink unit, uPVC double glazed window to the rear and door to side.

First Floor Landing

With frosted uPVC double glazed window to the side and doors off to:-

Bedroom One

3.78m min exc bay x 3.02m max (12'5" min exc bay x 9'11" max)

With central heating radiator (not tested) and uPVC double glazed bay window to the front.

Bedroom Two

3.61m x 2.97m max (11'10" x 9'9" max)

With central heating radiator (not tested) and uPVC double glazed window to the rear.

Bedroom Three

2.82m x 2.29m (9'3" x 7'6")

With central heating radiator and uPVC double glazed window to the front.

Bathroom

With bath, pedestal wash hand basin, low flush w.c, central heating radiator (not tested), built-in cupboard and frosted uPVC double glazed window to the rear.

20 Castle Road, Walsall

Rear Garden

Having a concrete area to the side behind gates with further concrete patio area with generous garden beyond.

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC