Aldridge | 01922 454 014 | Aldridge@paulcarrestateagents.co.uk

9 Swan Pool Grove, Shelfield, Walsall, WS4 1TD

£360,000

Shelfield

£360,000

4 2 2

Paul Carr Estate Agents are pleased to present for sale this detached four-bedroom house, set in a popular residential area of Shelfield and offered for sale with no onward chain.

Well suited to families, the property provides two reception rooms, a fitted kitchen with utility room, and a neatly maintained garden and benefits from air source heating via a heat pump and solar panels. The light and airy lounge features two windows to the front, while the second reception room enjoys garden views and opens to the rear via patio doors, providing a pleasant outlook and easy access to outdoor space.

The kitchen offers a range of fitted white gloss fronted units with integrated oven and hob, complemented by a useful utility room with guest WC off.

Upstairs, the main bedroom is a double with fitted wardrobe space and an en-suite shower room. There are two further double bedrooms and a good-sized single bedroom. The family bathroom includes a white suite with WC, wash basin and walk-in bath.

Externally, the house benefits from driveway parking to the front and a single garage, together with a secure, neatly maintained rear garden with a useful garden store, providing practical outdoor space for family relaxation or entertaining guests.

Shelfield offers access to nearby schools and local amenities, with Walsall town centre reachable by a short drive for a wider selection of shops, supermarkets and services. Nearby parks provide green space for walking and recreation. Bus routes run towards Walsall, Aldridge and surrounding areas, connecting to Walsall railway station, which offers services towards Birmingham and other regional destinations, suitable for commuting or leisure travel.

Property Specification

Porch	
Hall	
Lounge -	4.46m (14'7") x 3.70m (12'2") max
Dining Room -	3.68m (12'1") x 2.80m (9'2")
Kitchen -	3.68m (12'1") x 2.41m (7'11") max
Utility -	1.80m (5'11") x 1.78m (5'10")
WC -	1.78m (5'10") x 0.88m (2'11")
Bedroom 1 -	3.70m (12'2") to wardrobe front x 3.62m (11'10")
En-suite -	2.80m (9'2") max x 1.16m (3'10")
Bedroom 2 -	3.26m (10'8") x 2.80m (9'2")
Bedroom 3 -	3.44m (11'3") x 2.41m (7'11")
Bedroom 4 -	3.68m (12'1") max x 2.24m (7'4") max
Bathroom -	2.75m (9') x 1.95m (6'5")
Garage -	5.36m (17'7") x 2.41m (7'11")

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: 5th February 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:

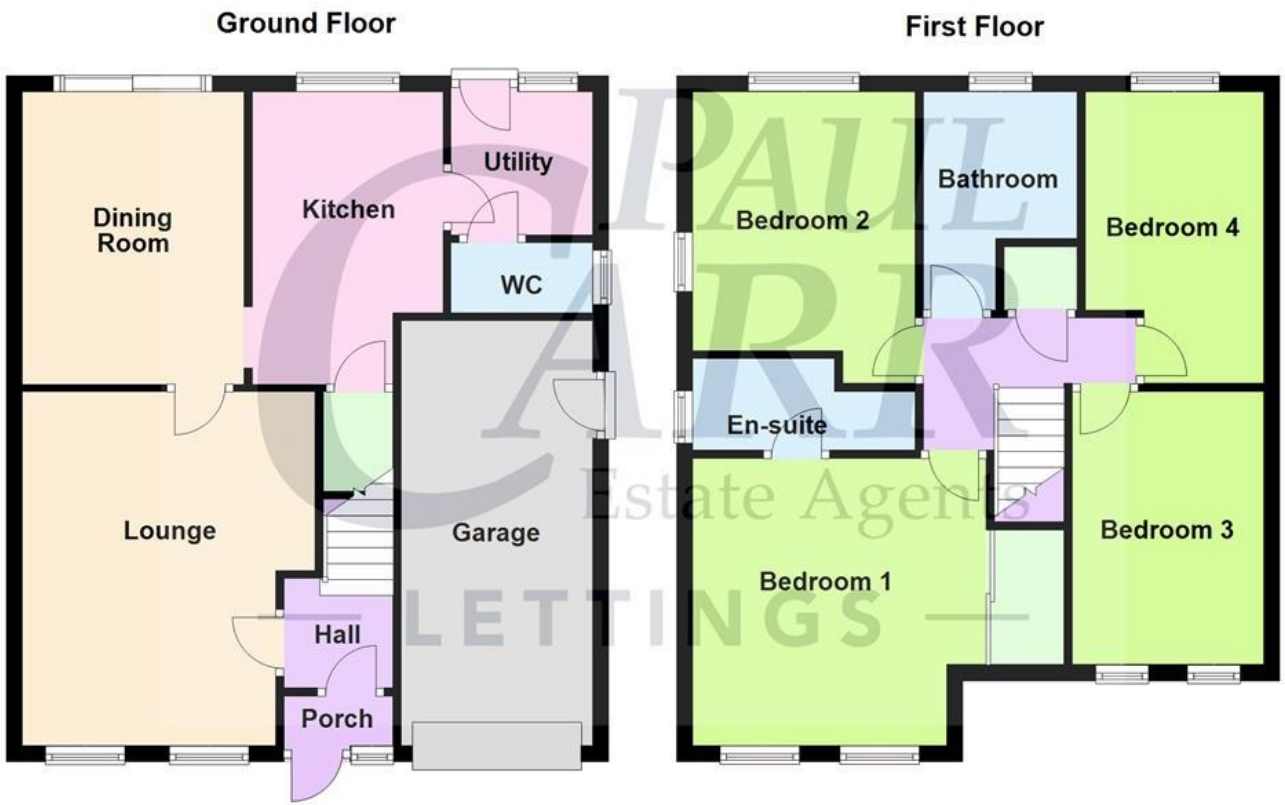
Services connected: Gas, water, electric & drainage

Council tax band: D

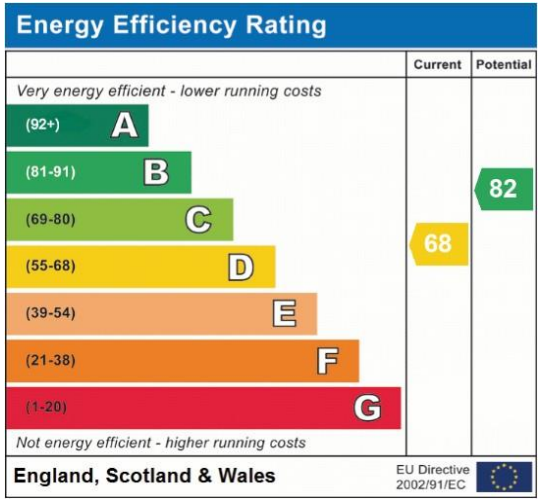
Tenure: Freehold

Floor Plan

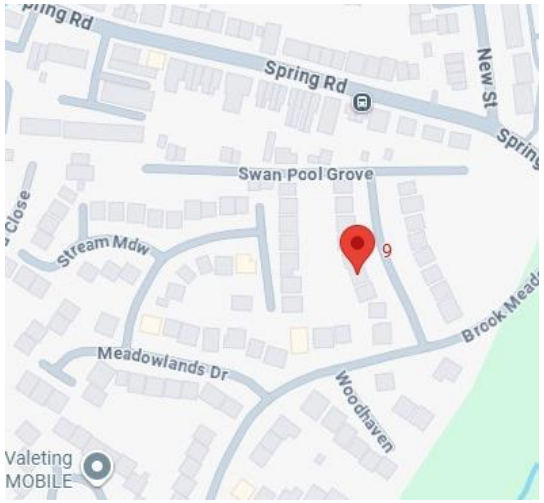
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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