PAUL CARR Estate Agents Sales & Lettings

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Queen Street, Walsall Wood
Walsall, WS9 9LJ

Auction Guide Price £190,000

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NO UPWARD CHAIN...A three-bedroom Link detached family home with scope to extend (STP) situated in a popular locality close to local amenities, transport links, shops and schools.

The property has been recently refurbished to include new carpets and flooring, newly fitted stylish shower room and re-decorated throughout. Briefly comprising, Entrance hall with stairway to first floor, lounge/dining room, kitchen, lobby with access to the detached garage. On the first floor are three bedrooms and a newly fitted stylish shower room.

Externally there is a lawned foregarden with retaining wall and adjacent paved driveway, a garage and rear & side garden which backs onto woodland.

Call now to book a viewing! This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





















Property Specification

THREE BEDROOM LINK DETACHED HOME
LOUNGE/DINING ROOM
KITCHEN
RECENTLY REFURBISHED INCLUDING NEW SHOWER ROOM
DRIVEWAY & GARAGE

Entrance Hallway

Lounge/Dining Room 24' 0" x 11' 5" max (7.32m x 3.47m max)

Kitchen 7' 10" x 9' 11" max (2.39m x 3.02m max)

First Floor Landing

Bedroom One 10' 7" x 14' 4" max (3.23m x 4.38m max)

Bedroom Two 10' 7" x 9' 11" (3.22m x 3.03m)

Bedroom Three 6' 11" x 9' 1" max (2.10m x 2.77m max)

Shower Room

Garage

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: 4th September 2026

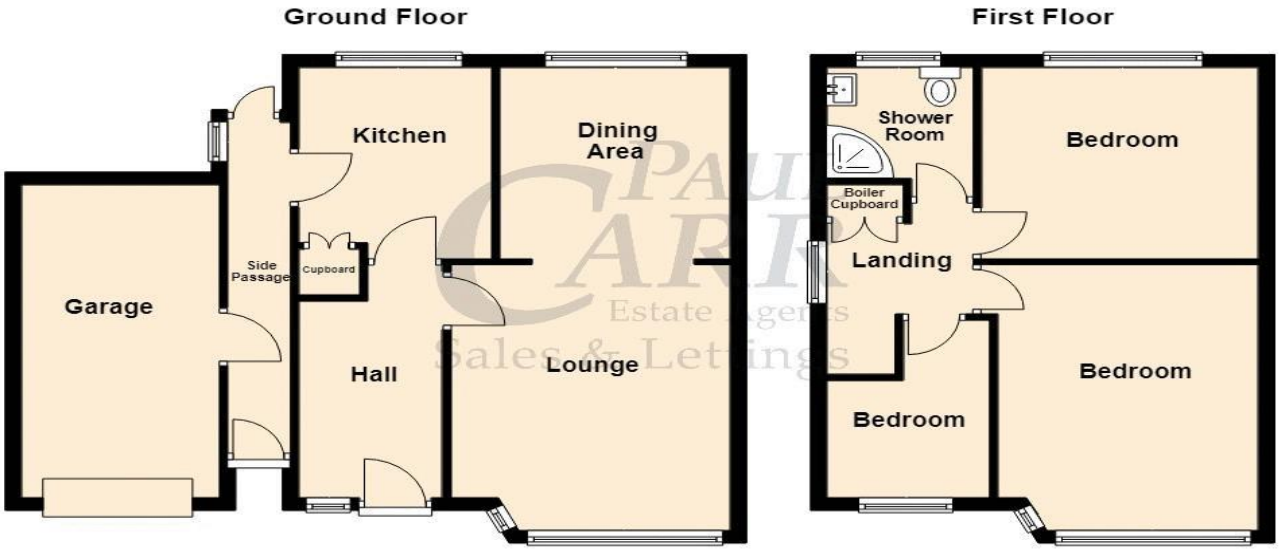
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

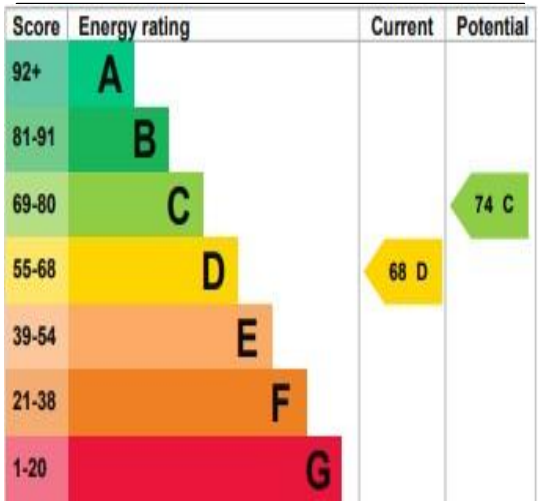
Services connected: Mains gas, electricity, water & drainage
Council tax band: C
Tenure: Freehold

Floor Plan

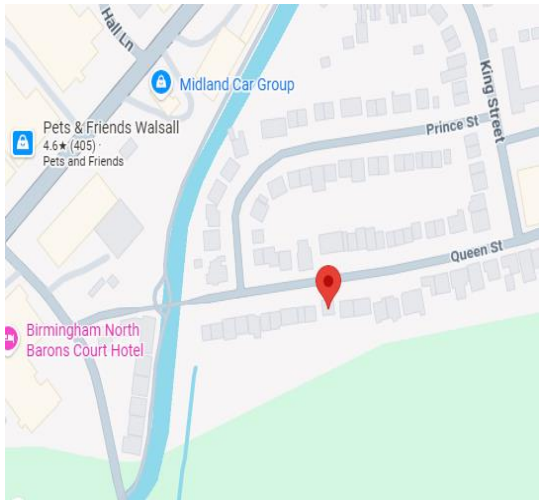
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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rightmove.co.uk
The UK's number one property website
The Property Ombudsman