



### 3 bed semi-detached house to buy in WS1

Walhouse Road, Walsall, West Midlands, WS1 2BE

**£215,000** Starting Bid

🏠 x 3 🚗 x 1 🚻 x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three-bedroom semi-detached home offering approximately 1,159 sq ft of accommodation
- ✓ Two generous reception rooms plus separate office, utility room and ground floor WC
- ✓ Fantastic modernisation opportunity with scope to add

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Intermittent

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Offering generous accommodation, a substantial rear garden and excellent potential for improvement, this three-bedroom semi-detached home on Walhouse Road represents an exciting opportunity for buyers looking to modernise a property and create a home to their own taste.

The accommodation extends to approximately 1,159 sq ft and provides plenty of flexibility across two floors. On the ground floor, the property features a spacious front living room with bay window, a separate lounge/dining room overlooking the rear garden, kitchen, utility room, ground floor WC and an additional office, ideal for home working or useful storage.

Upstairs, there are three well-proportioned bedrooms together with the family bathroom.

One of the property's strongest features is the outside space. To the front, there is a generous driveway providing off-road parking, while to the rear is a particularly large and established garden, offering considerable scope for landscaping, entertaining or further improvement, subject to any necessary permissions. A range of useful outbuildings are also positioned along the garden.

The property would now benefit from a programme of modernisation and updating, making it particularly appealing to buyers who want to add value and put their own stamp on a substantial family home. With generous room sizes, excellent outside space and plenty of potential, this is a property that deserves to be viewed to appreciate the opportunity on offer.

Located on Walhouse Road in Walsall, the property is well placed for access to local shops, schools, amenities and transport links.

Living Room - 14'8" x 12'1" - This well-proportioned lounge features a large bay window allowing natural light to flood the room. A traditional fireplace acts as a charming focal point, complemented by neutral carpeting and wallpaper creating a cosy and inviting atmosphere.

Lounge / Diner - 19'4" x 13'7" - An inviting open-plan lounge and dining area provides ample space for both relaxing and entertaining. The room benefits from broad windows to the rear, filling the space with natural light and offering views over the garden. The layout allows for flexible furniture arrangements.

Kitchen - 9'6" x 8'7" - The kitchen offers a practical layout with wooden cabinets both above and below the work surfaces, integrating built-in appliances including a hob and oven. A door leads directly to the rear garden, providing convenience for outdoor dining and access.

Utility Room - 4'11" x 8'6" - A compact utility room situated off the kitchen provides useful space for laundry appliances and additional storage. It benefits from a window to the side and a door leading to the rear garden, adding practicality to the home's layout.

Office - 5'7" x 10'6" - This dedicated office space offers a quiet and private working environment. It features a high ceiling and has a window overlooking the front of the property, making it a well-lit room suitable for focused work or study.

Bathroom - 8'11" x 4'6" - The main bathroom is fitted with a traditional white suite including a bath, WC, and washbasin. A small window provides natural light, and the wood-paneled ceiling adds character to the space.

Bedroom - 10'6" x 12'0" - This bedroom benefits from a generous window that fills the room with light. It offers a peaceful space with neutral décor and sufficient room for a double bed and bedroom furniture.

Bedroom - 9'0" x 9'11" - Another bedroom enjoys a bright aspect with a large window, ideal as a comfortable sleeping area or guest room. The neutral décor provides a blank canvas to personalise as desired.

Bedroom - 12'7" x 8'5" - This bedroom has a cosy feel with a good-sized window overlooking the rear garden, offering a tranquil outlook. It is well suited as a single bedroom or study space.

Front Exterior - The front exterior of the property features a traditional semi-detached façade with a bay window and characteristic brickwork. The driveway offers off-street parking, whilst the front garden has a mix of paved and grassed areas, enclosed by fencing.

Rear Garden - The rear garden is a generous outdoor space mainly laid to lawn with mature shrubs and trees along the boundaries, providing privacy and a pleasant green outlook. There are several outbuildings along one side, offering potential for storage or workshop use.

Landing - 3'0" x 9'9" - A bright and spacious landing connects the bedrooms and bathroom on the first floor, with a window allowing natural light to filter through and a useful storage cupboard.

Hallway - 6'5" x 4'4" - The hallway provides access into the property and to the staircase leading to the first floor, with enough space for coats and shoes. It offers a practical transition area within the home.

WC - 3'0" x 6'8" - A separate WC on the ground floor includes a wash basin and toilet. It is conveniently located close to the kitchen and utility room areas.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £215,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

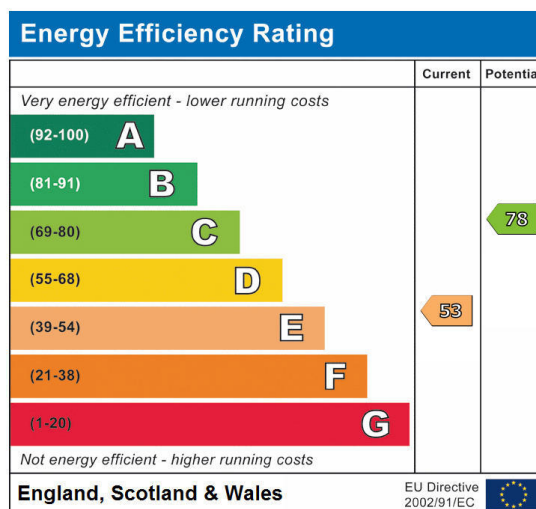
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Intermittent



Walhouse Road, Walsall, West Midlands, WS1 2BE

Contact your local branch today for more information on this property:

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