



£220,000

Southbourne Avenue, Walsall

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- SEMI-DETACHED HOME
- TWO SPACIOUS BEDROOMS
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- LARGE LIVING & DINING AREA
- CONSERVATORY LEADING TO GARDEN
- DETACHED GARAGE & PRIVATE DRIVEWAY
- GREAT TRANSPORT LINKS

## Property Description

STUNNING SEMI-DETACHED HOME IN WS2

This charming two-bedroom, two-bathroom semi-detached home is the perfect blend of character, comfort, and convenience. Situated in a sought-after Walsall location, this freehold property boasts spacious living areas, a modern kitchen, a conservatory, and a private garden-perfect for families and professionals.

## Main Particulars

STUNNING SEMI-DETACHED HOME IN WS2

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**Living Room** - 3.74m x 3.90m (12'3" x 12'9") - A bright and inviting space with a feature fireplace, bay window, and neutral décor, leading into the dining area.

**Dining Room** - 4.69m x 2.79m (15'4" x 9'1") - An open-plan layout, perfect for entertaining, with access to the kitchen and conservatory.

**Kitchen** - 4.68m x 2.47m (15'4" x 8'1") - A modern, well-equipped kitchen with integrated appliances, ample storage, and garden views.

**Downstairs Shower Room** - 2.49m x 3.00m (8'2" x 9'10") - A practical addition with a walk-in shower, WC, and basin.

**Conservatory** - 3.65m x 2.83m (11'11" x 9'3") - A sunlit retreat with access to the private rear garden.

**Primary Bedroom** - 4.69m x 3.81m (15'4" x 12'5") - A spacious double bedroom with fitted wardrobes and large windows, flooding the room with natural light.

**Second Bedroom** - 2.72m x 2.75m (8'11" x 9'0") - A cosy double bedroom, ideal for guests or as a home office.

**Family Bathroom** - 2.49m x 3.00m (8'2" x 9'10") - Equipped with a bathtub, WC, and sink, providing a relaxing space for unwinding.

**Outdoor Space & Parking** - Large, low-maintenance garden with a patio area, ideal for summer BBQs.

Private driveway & detached garage providing ample parking.

**Location & Transport Links** - Walsall train station - A short drive away, providing direct access to Birmingham and beyond.

Excellent road links - Easy access to the M6 motorway for commuters.

Great schools nearby, making it a fantastic home for families.

Local amenities within reach - Shops, supermarkets, and parks all within close proximity.

DON'T MISS OUT!

This fantastic two-bedroom, two-bathroom semi-detached home in Walsall..

With excellent transport links, local amenities, and top-rated schools nearby, this home ticks all the boxes. Act fast - properties like this don't stay on the market for long!

Call now to book your viewing!



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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Recommendations for property energy performance
- How the effects on energy bills
- Impact on the environment
- How you could save money on energy
- Other comments about this certificate
- Other certificates for this property

### Share this certificate

- Print
- Download to computer
- Share



Property built: Semi-detached house

Total floor area: 70 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from E to G.

You can view [guidance on the impact of the current regulations](#).

### Energy rating and score

This property is currently rated D, it has the potential to reach B.

Options to improve this score for a better efficiency



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