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**Morris Avenue | Walsall | WS2 0ED**

**Guide Price £200,000**

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estate agents



# Summary

**\*\*SOLD BY THE MODERN METHOD OF AUCTION\*\*MUCH IMPROVED AND DECEPTIVLEY SPACIOUS THREE BEDROOM SEMI DETACHED HOME\*\*TWO RECPETION ROOMS\*\*SEMI OPEN PLAN KITCHEN DINER\*\*FITTED KITCHEN\*\*SEPERATE UTILITY ROOM AND GUEST WC\*\*FITTED BATHROOM\*\*LANDSCAPED REAR GARDEN\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\***

Welcome to this deceptively spacious three-bedroom semi-detached home located on the desirable Morris Avenue in Walsall. This property is ideally situated close to a variety of local amenities, including shops, schools, and excellent road and transport links, making it perfect for families and commuters alike.

As you approach the house, you will notice a charming gravelled frontage that leads you into a welcoming hallway. The ground floor features two reception rooms, providing ample space for both relaxation and entertaining. The semi-open plan kitchen and dining area is a highlight, offering a modern and functional space for family meals. Additionally, there is a separate utility room and a convenient guest WC, enhancing the practicality of the home.

Moving to the first floor, you will find three generous bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is well-appointed, catering to the needs of the household. One of the standout features of this property is the private and enclosed landscaped rear garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a

# Key Features

- SOLD BY THE MODERN METHOD OF AUCTION
- TWO RECEPTION ROOMS
- THREE GENEROUS BEDROOMS
- SEPARATE UTILITY ROOM AND GUEST WC
- POPULAR LOCATION
- THREE BEDROOM SEMI DETACHED HOME
- FITTED KITCHEN
- FITTED BATHROOM
- PRIVATE AND ENCLOSED LANDSCAPED REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

# Rooms and Dimensions

## AUCTION AGENT NOTE

### Entrance Hall

### Lounge

14'4" x 12'2" (4.38m x 3.72m)

### Sitting Dining Room

11'2" x 10'1" (3.41m x 3.09m)

### Kitchen

9'10",3'3" x 6'6",321'6" (3,01m x 2,98m)

### Utility Room

14'8" x 8'10" (4.48m x 2.70m)

### Guest WC

## First Floor Landing

### Bedroom One

12'2" x 10'9" (3.73m x 3.30m)

### Bedroom Two

11'2" x 9'10" (3.41m x 3.01m)

### Bedroom Three

10'5" x 9'10" (3.20m x 3.01m)

### Family Bathroom

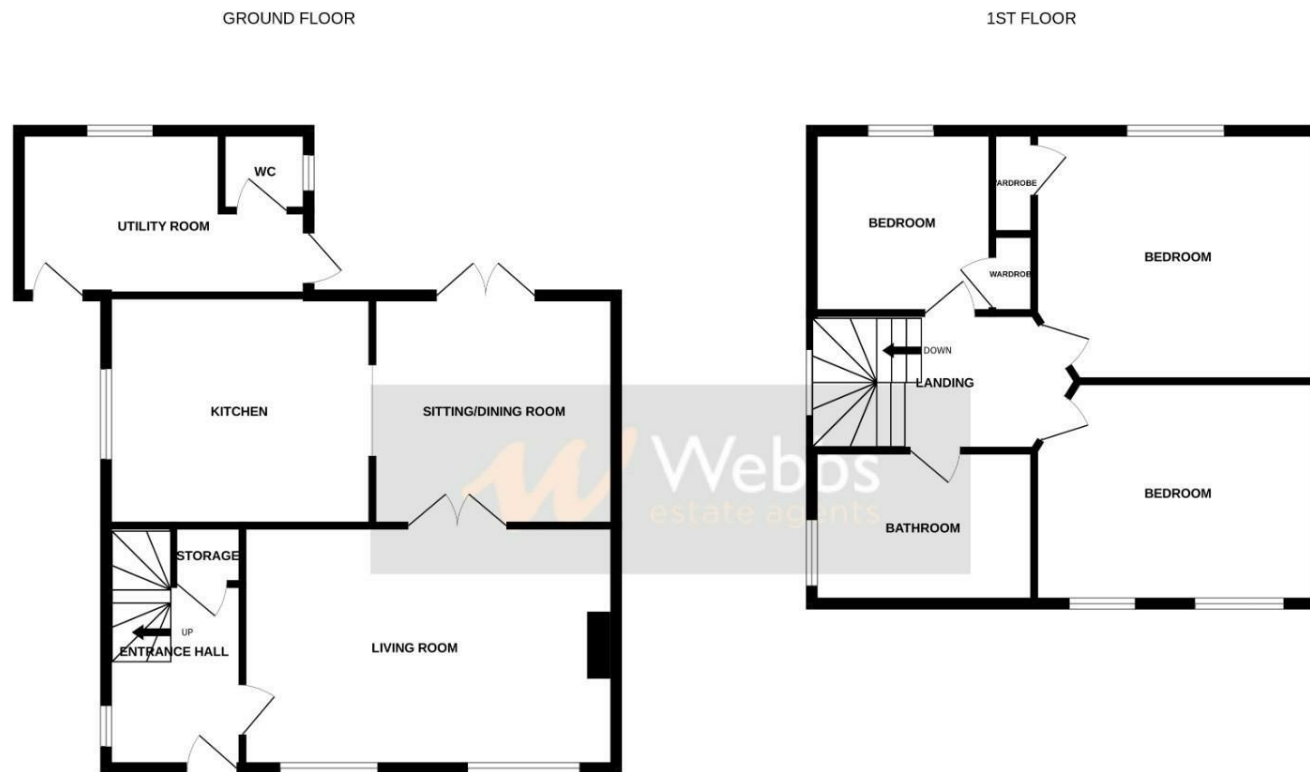
9'10" x 5'3" (3.01m x 1.61m)

## Identification Checks B



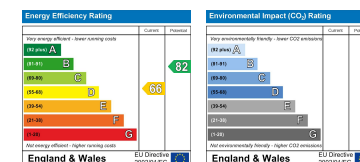






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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