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**Mulberry Road | Walsall | WS3 2NQ**

**Asking Price £180,000**

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estate agents

## Summary

**\*\*TWO BEDROOM TERRACED\*\* \*\*FITTED KITCHEN\*\* \*\*REFITTED BATHROOM\*\* \*\*LANDSCAPED REAR GARDEN\*\* \*\*PERFECT FIRST TIME BUY OR INVESTMENT\*\* \*\*VIEWING ESSENTIAL\*\***

Welcome to this charming two-bedroom terraced house located on Mulberry Road in Walsall, a highly sought-after area known for its convenient access to local amenities. This delightful home is perfect for first-time buyers or small families, offering a comfortable and practical living space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a guest WC, providing added convenience for residents and visitors alike. The fitted kitchen is well-equipped, making meal preparation a pleasure, while the spacious lounge diner offers an inviting area for relaxation and entertaining. This open-plan space is perfect for family gatherings or quiet evenings in.

On the first floor, you will find two generously sized double bedrooms, each providing ample space for furnishings and personal touches. The fitted bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Externally, the property boasts a driveway at the front, providing off-road parking for your convenience. The landscaped rear garden is a delightful outdoor space, ideal for enjoying the fresh air, gardening, or hosting summer barbecues.

This terraced home is not only well-positioned near shops and schools but also benefits from excellent road and transport links, making it easy to explore the wider area. With its blend of practicality and charm, this property is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

## Key Features

- TWO BEDROOM HOME
- LANDSCAPED REAR GARDEN
- FITTED KITCHEN
- REFITTED BATHROOM
- VIEWING ESSENTIAL
- DRIVEWAY
- PERFECT FIRST TIME BUY OR INVESTMENT
- GUEST WC
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399!!!

## Rooms and Dimensions

### Entrance Hall

### Kitchen

8'8" x 5'2" (2.649m x 1.584m)

### Lounge Diner

11'11" x 16'8" (3.643m x 5.093m)

### Guest WC

5'4" x 2'10" (1.640m x 0.883m)

### First Floor Landing

### Bedroom One

11'10" x 8'7" (3.631m x 2.624m)

### Bedroom Two

11'10" x 7'10" (3.622m x 2.392m)

### Bathroom

7'1" x 5'6" (2.183m x 1.679m)

### Identification Checks B





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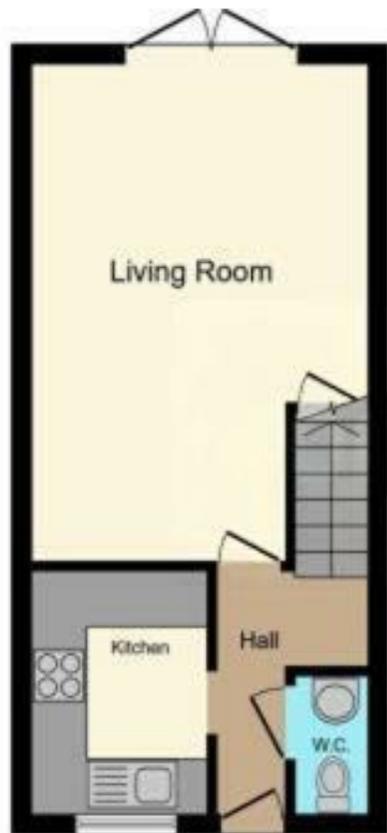
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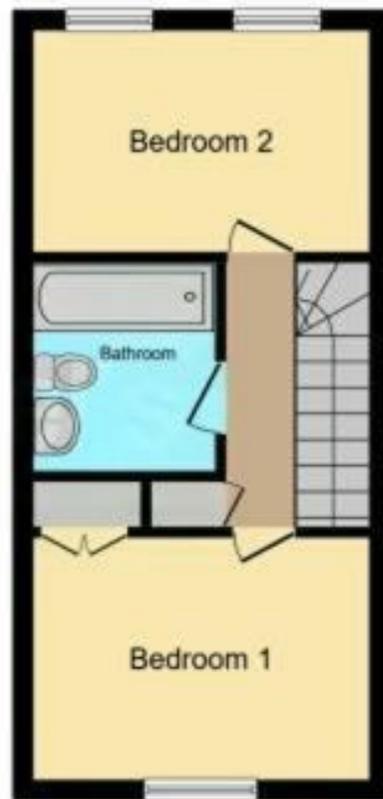
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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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