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Broad Lane | Walsall | WS3 2TF

Auction Guide £144,000

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Summary

****LARGE PLOT**PERFECT DEVELOPMENTAL OPPORTUNITY*TWO BEDROOM HOME**HEAVILY EXTENDED**IN NEED OF MODERNISATION**NO CHAIN**TWO BEDROOMS**THREE RECEPTION ROOMS**DETACHED GARAGE AND OUT BUILDINGS**SOLD VIA THE MODERN METHOD OF AUCTION**VIEWING ESSENTIAL****

Nestled on Broad Lane in Walsall, this generously extended house presents an exciting opportunity for both investors and those looking to create their dream home. While the property requires modernisation, its spacious layout and substantial plot make it a remarkable find in today's market.

The house features two inviting reception rooms, perfect for entertaining or relaxing with family. The kitchen, utility area, and a convenient WC complete the ground floor, providing ample space for everyday living. Ascending to the first floor, you will discover two generously sized bedrooms, along with a well-appointed bathroom, ensuring comfort and privacy.

One of the standout features of this property is the extensive land it occupies, which includes a detached garage and an outbuilding. This outdoor space not only enhances the property's appeal but also offers potential for further development, subject to the relevant planning permissions. The possibilities are truly endless, whether you envision expanding the existing home or creating an entirely new dwelling.

Although the house is in need of modernisation throughout, its deceptively spacious interiors and prime location make it a fantastic investment opportunity. With a little vision and effort, this property could be transformed into a stunning residence that meets all your needs. Don't miss the chance to explore the potential this home has to offer.

Key Features

- LARGE PLOT
- HEAVILY EXTENDED TWO BEDROOM HOME
- DETACHED GARAGE AND OUTBUILDINGS
- SOLD VIA THE MODERN METHOD OF AUCTION
- CLOSE TO ALL LOCAL AMENITIES
- POTENTIAL TO BUILD A SEPERATE DWELLING
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399!!!

Rooms and Dimensions

Sitting Room

13'8" x 10'6" (4.181m x 3.220m)

Reception Room Two

10'6" x 12'3" (3.220m x 3.742m)

Reception Room Three

13'10" x 12'3" (4.236m x 3.742m)

Kitchen

14'5" x 8'3" (4.403m x 2.530m)

Utility Room

5'1" x 5'0" (1.561m x 1.546m)

Guest WC

4'6" x 3'1" (1.382m x 0.946m)

First Floor Landing

Bedroom One

13'11" x 11'8" (4.251m x 3.579m)

Bedroom Two

12'2" x 7'3" (3.732m x 2.235m)

Bathroom

9'7" x 5'6" (2.945m x 1.694m)

Garage

Identification Checks B

Auctioneers Comments B

Agents Note





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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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key: Average Energy Cost - lower energy costs are better</p> <p>Webbs A</p> <p>105-120 G</p> <p>105-110 G</p> <p>105-100 G</p> <p>105-90 G</p> <p>105-80 F</p> <p>105-70 F</p> <p>105-60 E</p> <p>105-50 E</p> <p>105-40 D</p> <p>105-30 D</p> <p>105-20 D</p> <p>105-10 D</p> <p>105-0 G</p>		<p>Key: Average CO₂ Emissions - lower CO₂ emissions are better</p> <p>Webbs A</p> <p>105-120 G</p> <p>105-110 G</p> <p>105-100 G</p> <p>105-90 G</p> <p>105-80 F</p> <p>105-70 F</p> <p>105-60 E</p> <p>105-50 E</p> <p>105-40 D</p> <p>105-30 D</p> <p>105-20 D</p> <p>105-10 D</p> <p>105-0 G</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

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