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**Fountains Road | Walsall | WS3 2RL**

**Auction Guide £125,000**



## Summary

**\*\*SOLD VIA THE MODERN METHOD OF AUCTION\*\* BUYER TO PAY A NON REFUNDABLE RESERVATION FEE\*\* DECEPTIVELY SPACIOUS\*\* NO CHAIN\*\* IN NEED OF MODERNISATION\*\* VIEWING ESSENTIAL\*\***

Nestled on Fountains Road in Walsall, this charming two-bedroom end terrace house presents an excellent opportunity for first-time buyers or savvy investors. While the property requires modernisation throughout, it offers a blank canvas for those looking to create their ideal living space.

Upon arrival, you are greeted by a paved driveway that leads to the entrance hall, providing convenient access to the home. The fitted kitchen is located adjacent to the entrance, offering practicality for daily living. At the rear of the property, you will find a spacious lounge diner, perfect for entertaining guests or enjoying family time. Completing the ground floor is a lobby area that allows easy access from the front to the rear of the house.

As you ascend to the first floor, you will discover two generous bedrooms, each offering ample space for relaxation and rest. The fitted bathroom is also located on this level, catering to the needs of the household.

The rear garden is a notable feature of this property, predominantly laid to lawn and enclosed for privacy. Although it requires some work, this good-sized garden holds great potential for those with a

## Key Features

- TWO BEDROOM END OF TERRACE
- FITTED KITCHEN
- LOUNGE DINER
- POPULAR RESIDENTIAL LOCATION
- PERFECT FIRST TIME BUY OR INVESTMENT
- DRIVEWAY TO THE FRONT
- FITTED BATHROOM
- DECEPTIVELY SPACIOUS
- NO ONWARD CHAIN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

### Lounge Diner

16'3" x 15'11" (4.970m x 4.852m)

### Kitchen

8'9" x 9'3" (2.675m x 2.823m)

### Lobby

21'7" x 4'2" (6.600m x 1.275m)

### First Floor Landing

### Bedroom One

12'6" x 9'5" (3.829m x 2.873m)

### Bedroom Two

10'7" x 13'5" (3.242m x 4.107m)

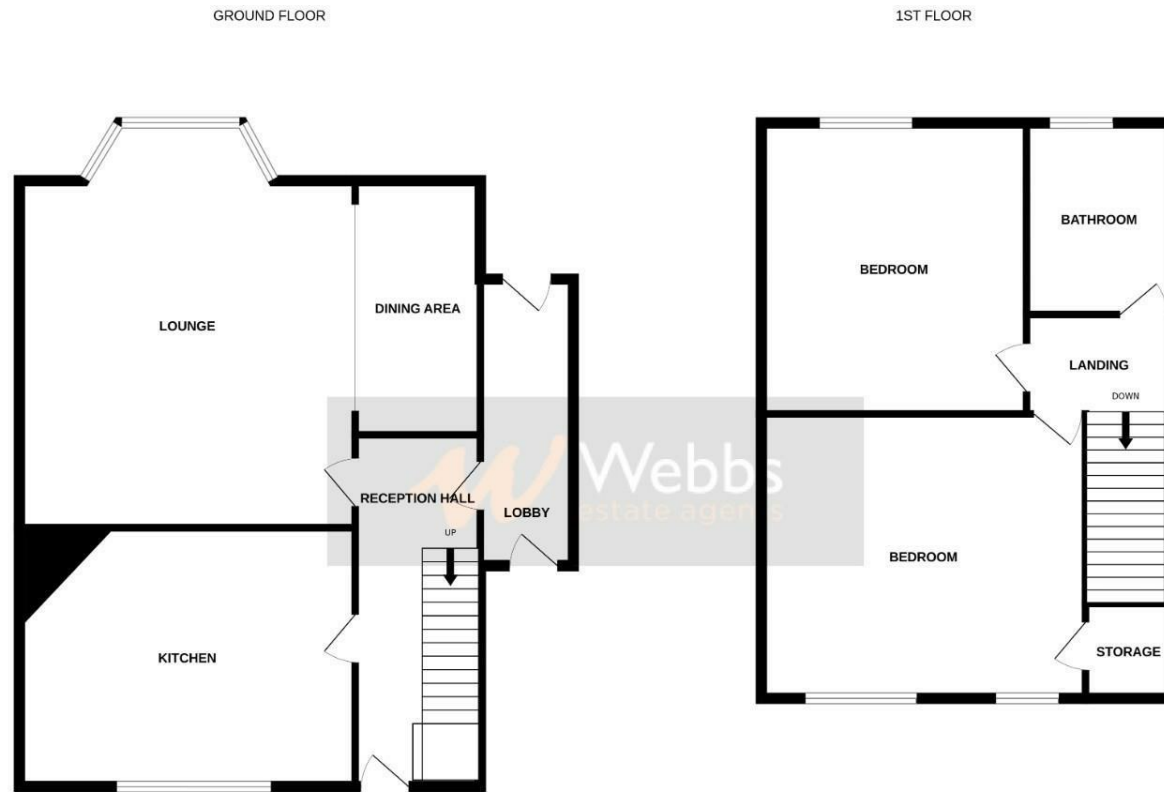
### Bathroom

10'0" x 4'10" (3.053m x 1.474m)

### 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100.00	100.00	100.00	100.00
95.00	95.00	95.00	95.00
90.00	90.00	90.00	90.00
85.00	85.00	85.00	85.00
80.00	80.00	80.00	80.00
75.00	75.00	75.00	75.00
70.00	70.00	70.00	70.00
65.00	65.00	65.00	65.00
60.00	60.00	60.00	60.00
55.00	55.00	55.00	55.00
50.00	50.00	50.00	50.00
45.00	45.00	45.00	45.00
40.00	40.00	40.00	40.00
35.00	35.00	35.00	35.00
30.00	30.00	30.00	30.00
25.00	25.00	25.00	25.00
20.00	20.00	20.00	20.00
15.00	15.00	15.00	15.00
10.00	10.00	10.00	10.00
5.00	5.00	5.00	5.00
0.00	0.00	0.00	0.00

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