



33 Napier Road, Walsall, WS2 7JJ

Offers in excess of £155,000

Goodmove are delighted to present this spacious three-bedroom home is ideally suited to buyers looking for a property they can make their own. With generous accommodation arranged over three floors, the property provides a versatile layout with plenty of scope for modernisation and improvement.

To the ground floor, the property features an entrance, a large lounge offering a comfortable main living space, and a well-proportioned kitchen with direct access to the conservatory. The conservatory provides an additional reception area and enjoys views and access towards the rear of the property.

The first floor provides three bedrooms, including two good-sized bedrooms and a further third bedroom, alongside a family bathroom and useful wardrobe/storage space.

The second floor offers a particularly useful attic room, together with additional storage areas, providing excellent flexibility for a home office, playground or further living space, subject to any necessary permissions.

Externally, the property benefits from a private rear courtyard, providing a low-maintenance outdoor space with further potential to improve and personalise.

Located within a popular and well-connected area of Walsall, the property is close to a range of local amenities including supermarkets, schools, and leisure facilities. Excellent transport links are available via the nearby M6 and A34, providing easy access to Birmingham, Wolverhampton, and the wider West Midlands. Walsall Train Station and regular bus services make commuting simple and efficient. The area is also well-served by parks and green spaces, adding to its residential appeal.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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