



**Salters Road | Walsall | WS9 9JB**

**Auction Guide £450,000**



# Summary

\*\*\* OUTSTANDING AND RARE OPPORTUNITY \*\*\* TRADITIONAL FREEHOLD MIXED USE PROPERTY \*\*\* FANTASTIC CONVENIENT LOCATION IN WALSALL WOOD \*\*\* POTENTIAL TO EXTEND AND CONVERT TO CREATE LARGER ACCOMMODATION AND INCOME \*\*\* INCLUDES TWO SHOPS \*\*\* THREE BEDROOM RESIDENTIAL HOME \*\*\* SOLD BY MODERN METHOD OF AUCTION \*\*\* BUYERS FEES APPLY \*\*\*

RARE and EXCITING opportunity to purchase this traditional Freehold property benefitting from mixed use accommodation and offering fabulous investment and development opportunities to homeowner and investor buyers. The property is situated in a popular and convenient location in Walsall Wood providing access to an excellent transport network . This outstanding proposition currently comprises of a two storey fully refurbished three bedroom residential accommodation including two occupied retail shops at the front. PLANNING has been granted (Walsall planning ref. 24/0195) for extension over the retail units and to convert the current accommodation to create 4 x 1 bedroom maisonettes retaining the two occupied retail units to the front. Viewing is imperative and will be in demand to appreciate the potential, size and location of this impressive opportunity.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Contact the Bloxwich branch on 01922 288800.

# Key Features

- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- FANTASTIC CONVENIENT LOCATION IN WALSALL WOOD
- THREE BEDROOM RESIDENTIAL HOME INC GF SHOWER ROOM AND FF BATHROOM
- FURTHER POTENTIAL , WALSALL PLANNING REF 24/0195 (See full details for information)
- LARGE GARAGE STORE TO REAR PLUS ATTACHED OFFICE
- TRADITIONAL FREEHOLD MIXED USE PROPERTY
- POTENTIAL TO EXTEND AND CONVERT TO CREATE LARGER ACCOMMODATION/INCOME
- INCLUDES TWO SHOPS
- BUYERS FEES APPLY

# Rooms and Dimensions

## Residential accommodation

### Dining hallway

17'11" x 11'4" (5.48m x 3.46m)

### Shower room WC

9'6" x 3'4" (2.90m x 1.02m)

### Kitchen

11'5" x 10'9" (3.48m x 3.29m)

### Living room

15'0" inc bay x 12'5" (4.58m inc bay x 3.79m)

### First floor landing

#### Bedroom one

11'5" x 10'7" (3.49m x 3.25m)

#### Bedroom two

11'3" x 10'9" (3.45m x 3.29m)

#### Bedroom three

11'8" x 6'11" (3.57m x 2.13m)

## First floor bathroom

11'4" x 5'2" (3.47m x 1.59m)

## Walk in store

8'2" x 2'7" (2.50m x 0.79m)

## Retail unit one

## Retail unit two

## Outbuilding

## Office space

18'9" x 10'4" (5.72m x 3.16m)

## Garage /storage

21'2" x 19'5" (6.47m x 5.93m)

## Gated driveway and parking

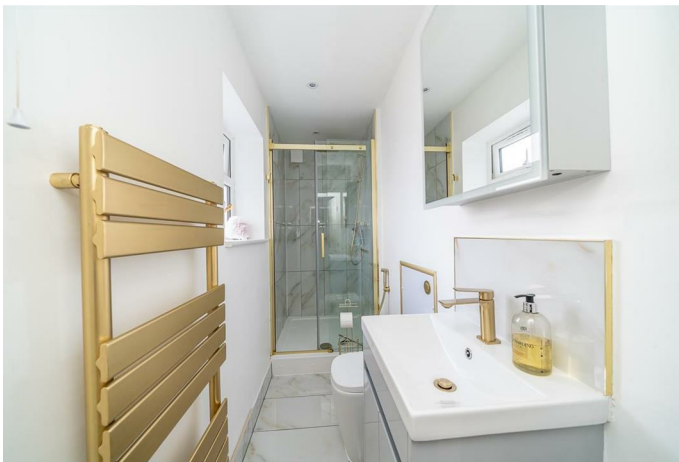
## Identification Checks

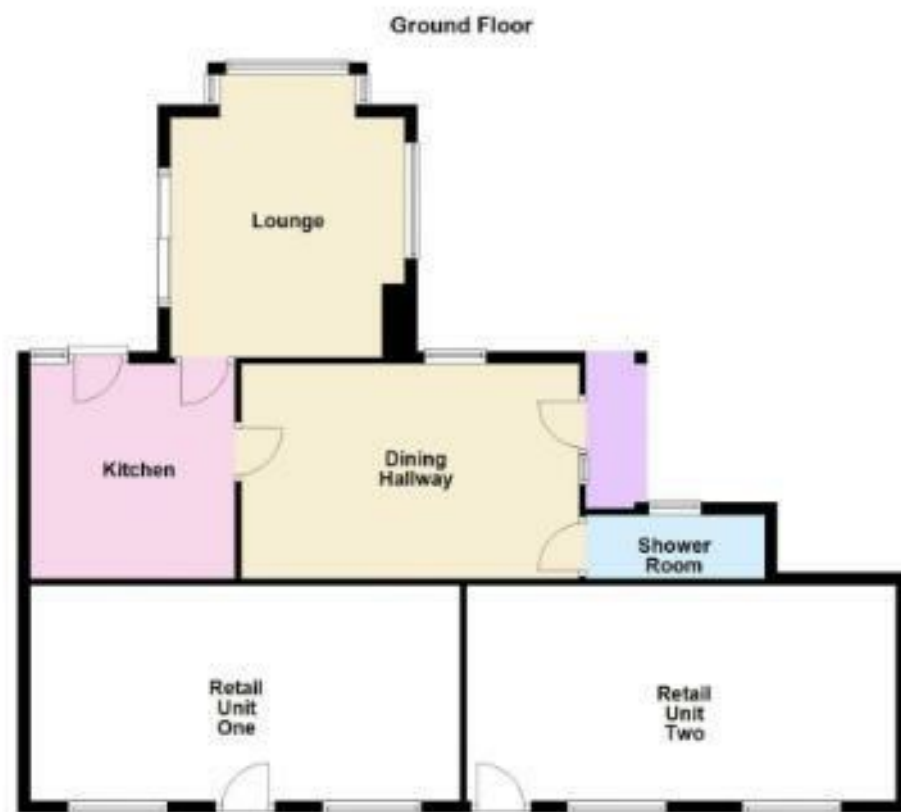
## Agents Note

## Auctioneers comments

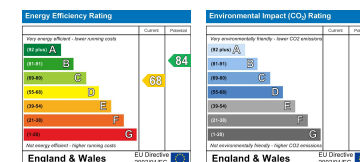








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