



RE/MAX
Elite



100 Roebuck Road, Walsall, WS3 1AL
Offers over £210,000

STUNNING 3-BED END-TERRACE HOME WITH LARGE GARDEN & DRIVEWAY – WS3

Property Summary:

This immaculately presented three-bedroom end-terrace home in WS3 is a fantastic opportunity for families or professionals looking for a modern, move-in-ready property.

This home offers comfort and practicality with a newly fitted roof and boiler system, a stylish kitchen and bathroom, and a generous rear garden. The large driveway provides ample off-road parking, in a desirable location.

GROUND FLOOR:

Living Room 16'9" x 10'9" (5.13m x 3.30m)

A bright and spacious living area with a stunning feature fireplace, large windows for natural light, and a neutral colour scheme, making it the perfect space to relax and unwind.

Eat-In Kitchen 10'5" x 15'4" (3.18m x 4.69m)

A beautifully designed modern kitchen, boasting white shaker-style units, and wood-effect worktops,. There is plenty of storage and workspace, along with room for dining – ideal for family meals or entertaining guests.

Ground Floor WC 4'3" x 3'1" (1.30m x 0.96m)

A handy downstairs WC, adding convenience for guests and family members.

FIRST FLOOR:

Primary Bedroom 10'11" x 9'6" (3.33m x 2.92m)

A well-sized master bedroom featuring built-in mirrored wardrobes, plush carpeting, and a neutral decor to create a relaxing retreat.

Bedroom 2 13'9" x 10'2" (4.20m x 3.12m)

A generous second bedroom, offering flexible space for a guest room, children's bedroom, or even a home office.

Bedroom 3 8'11" x 9'6" (2.72m x 2.92m)

A well-proportioned third bedroom, perfect for a child's room or study space.

Modern Family Bathroom 9'9" x 6'1" (2.99m x 1.87m)

A sleek, fully-tiled bathroom with a P-shaped bathtub and overhead shower, a stylish vanity unit, and a heated towel rail for added luxury.

OUTDOOR SPACE:

Large Driveway

This property benefits from a spacious driveway, providing ample off-road parking

Generous Rear Garden

A well-maintained garden, featuring a patio seating area, a lawned space for children to play, and mature shrubs, making it ideal for outdoor entertaining or relaxing.

Floor Plan



FLOOR 1

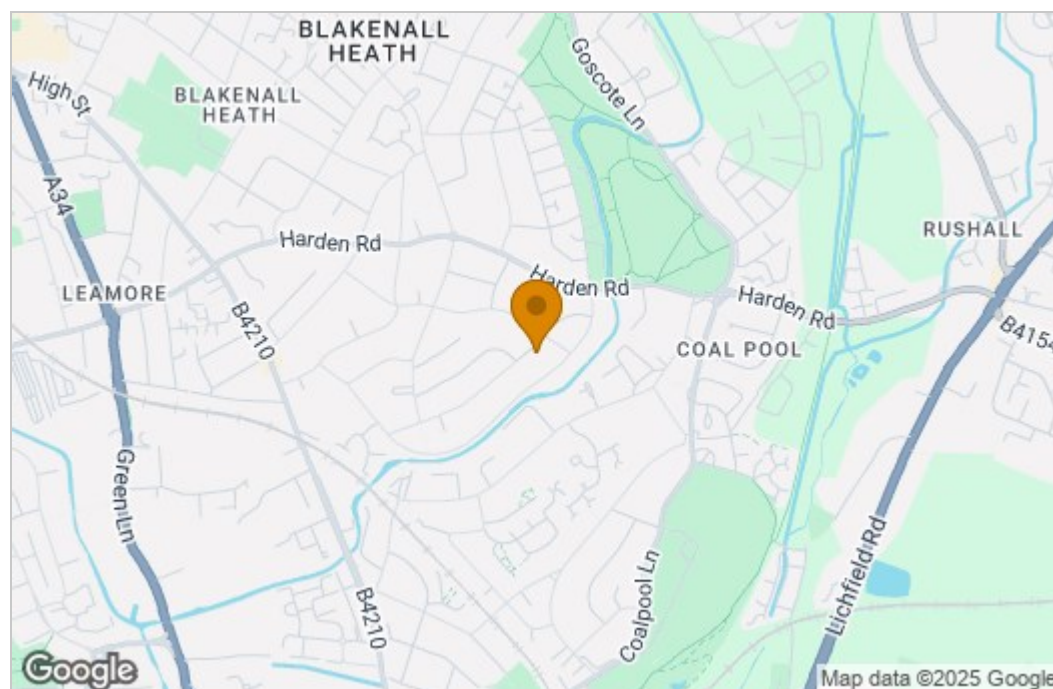


FLOOR 2



TOTAL: 90 m2
FLOOR 1: 43 m2, FLOOR 2: 47 m2
EXCLUDED AREAS: PORCH: 5 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>69</p>	<p>92</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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