



RE/MAX
Elite



33 Southbourne Avenue, Walsall, WS2 9UF
£220,000

STUNNING SEMI-DETACHED HOME IN WS2

This charming two-bedroom, two-bathroom semi-detached home is the perfect blend of character, comfort, and convenience. Situated in a sought-after Walsall location, this freehold property boasts spacious living areas, a modern kitchen, a conservatory, and a private garden—perfect for families and professionals.

Living Room 12'3" x 12'9" (3.74m x 3.90m)

A bright and inviting space with a feature fireplace, bay window, and neutral décor, leading into the dining area.

Dining Room 15'4" x 9'1" (4.69m x 2.79m)

An open-plan layout, perfect for entertaining, with access to the kitchen and conservatory.

Kitchen 15'4" x 8'1" (4.68m x 2.47m)

A modern, well-equipped kitchen with integrated appliances, ample storage, and garden views.

Downstairs Shower Room 8'2" x 9'10" (2.49m x 3.00m)

A practical addition with a walk-in shower, WC, and basin.

Conservatory 11'11" x 9'3" (3.65m x 2.83m)

A sunlit retreat with access to the private rear garden.

Primary Bedroom 15'4" x 12'5" (4.69m x 3.81m)

A spacious double bedroom with fitted wardrobes and large windows, flooding the room with natural light.

Second Bedroom 8'11" x 9'0" (2.72m x 2.75m)

A cosy double bedroom, ideal for guests or as a home office.

Family Bathroom 8'2" x 9'10" (2.49m x 3.00m)

Equipped with a bathtub, WC, and sink, providing a relaxing space for unwinding.

OUTDOOR SPACE & PARKING

Large, low-maintenance garden with a patio area, ideal for summer BBQs.

Private driveway & detached garage providing ample parking.

LOCATION & TRANSPORT LINKS

Walsall train station – A short drive away, providing direct access to Birmingham and beyond.

Excellent road links – Easy access to the M6 motorway for commuters.

Great schools nearby, making it a fantastic home for families.

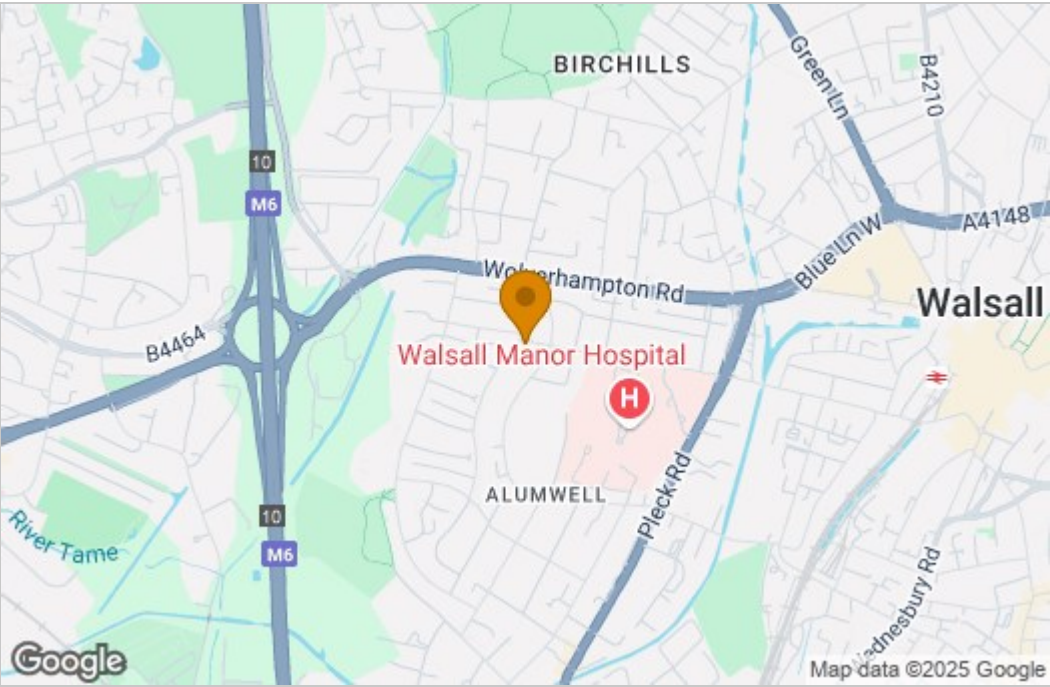
Local amenities within reach – Shops, supermarkets, and parks all within close proximity.

Floor Plan

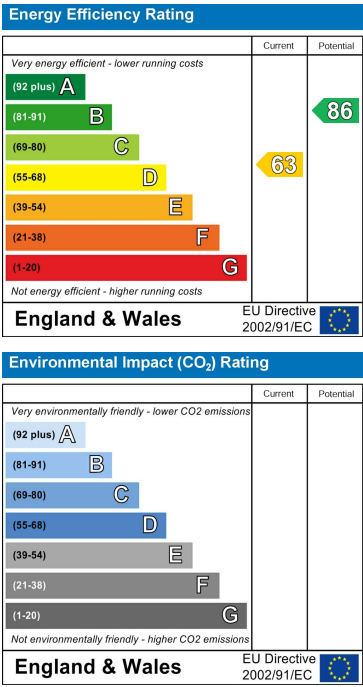


TOTAL: 85 m2
FLOOR 1: 53 m2, FLOOR 2: 32 m2
EXCLUDED AREAS: SCREENED PORCH: 13 m2
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.