



**RE/MAX**  
Elite



**80 Thames Road, Walsall, WS3 1NJ**

**£195,000**

**FULLY RENDERED & INSULATED FAMILY HOME WITH SPACIOUS GARDEN IN WS3**

This beautifully maintained three-bedroom semi-detached home in WS3 offers generous indoor space, modern upgrades, and a fantastic rear garden perfect for entertaining or growing your own. With off-road parking, a sleek bathroom, and two reception rooms, this home is ready for a growing family or first-time buyers looking for value and comfort.



## ROOM-BY-ROOM BREAKDOWN ground floor (ground floor)

### Foyer 6'8" x 3'5" (2.04m x 1.06m)

Bright and welcoming entrance with tiled canopy porch, perfect for coats and shoes.

### Hall 6'8" x 10'8" (2.04m x 3.27m)

Central hallway with access to reception rooms and staircase to the first floor.

### Living Room 13'10" x 13'8" (4.23m x 4.19m)

Spacious, bay-fronted lounge featuring a traditional fireplace, stylish flooring, and natural light through the large front-facing window.

### Dining Room 10'3" x 11'0" (3.13m x 3.36m)

Second reception room ideal for dining or home office use, with a large window overlooking the rear garden.

### Kitchen 10'3" x 11'0" (3.13m x 3.36m)

Fitted with modern light wood cabinets, contrasting worktops, tiled flooring, and dual access to the garden and side hallway. Great layout for any aspiring home cook.

### Side Hall / Utility 3'9" x 14'0" (1.16m x 4.29m)

Handy side access with ample storage options, a separate WC, and a practical outbuilding-style setup.

### WC (External)

Functional downstairs toilet with panelled walls and clean décor.

## FIRST FLOOR

### Primary Bedroom 12'11" x 10'8" (3.95m x 3.26m)

A large double room overlooking the front with built-in storage, fresh décor, and space for wardrobes and drawers.

### Bedroom 2 10'11" x 11'0" (3.35m x 3.37m)

Another spacious double at the rear, ideal for guests or family members, flooded with natural light.

### Bedroom 3 9'8" x 7'10" (2.97m x 2.39m)

A perfect single or office/nursery room, located at the front.

### Bathroom 5'11" x 7'6" (1.82m x 2.29m)

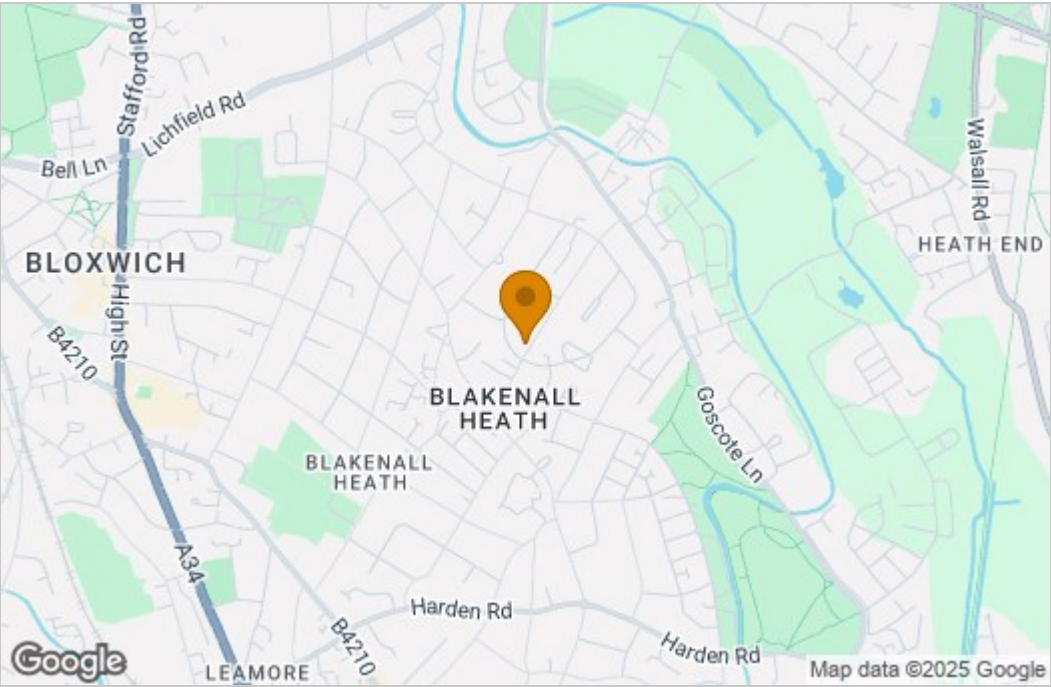
Stylishly renovated shower room featuring a large walk-in enclosure, wall-hung vanity unit, chrome fixtures, and chic grey tiling throughout.



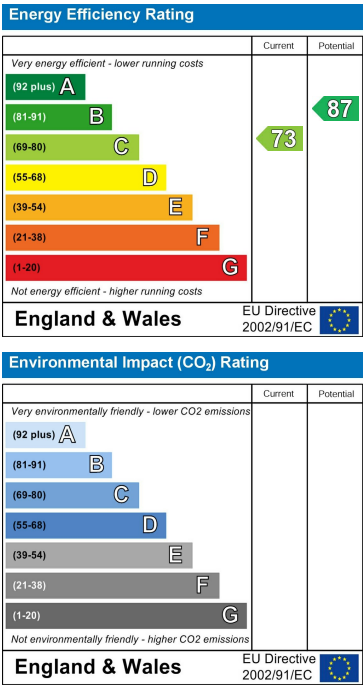
Floor Plan



Area Map



Energy Efficiency Graph



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