



# RE/MAX

Elite



## 323 Darlaston Road, Walsall, WS2 9SE

### £135,000

TWO-BEDROOM MID-TERRACE WITH HUGE POTENTIAL & LARGE GARDEN – PRIME WS2 LOCATION!

A superb opportunity to acquire this two-bedroom mid-terrace home in a fast-developing part of Walsall (WS2), ideal for first-time buyers or investors. The property offers a generous internal layout, off-road parking, a modern kitchen, and a substantial rear garden backing onto greenery. Recently fitted with a brand-new boiler, the house is primed for refurbishment, making it the perfect project for those seeking to add value.

This home sits within walking distance of the SPARK development — a cutting-edge 21st-century logistics and manufacturing hub bringing jobs and infrastructure to the area — and benefits from easy access to the soon-to-open Darlaston railway station, providing direct commuter links to Birmingham, Wolverhampton, and beyond. With regeneration at your doorstep and strong investment fundamentals, this property offers an exciting blend of potential and location.

## ROOM-BY-ROOM BREAKDOWN:

### LIVING ROOM 11'2" x 13'4" (3.41m x 4.08m)

Bright front-facing bay window and original fireplace. Ideal space to create a cosy reception area.

### DINING AREA / LOUNGE 11'2" x 10'10" (3.41m x 3.31m)

Open plan to the lounge with second feature fireplace and exposed stonework. Great for entertaining.

### KITCHEN 6'5" x 17'4" (1.97m x 5.29m)

Fitted with modern gloss cabinets and contrasting worktops. Neutral tiling and ample prep space. Rear access to garden.

### PRIMARY BEDROOM 11'2" x 9'7" (3.41m x 2.94m)

Spacious double bedroom with high ceilings and potential for built-in wardrobes. Overlooks front elevation.

### BEDROOM TWO 8'0" x 11'3" (2.45m x 3.45m)

Generous second bedroom, perfect as a guest room, nursery or home office.

### BATHROOM 6'5" x 11'5" (1.97m x 3.49m)

Upstairs bathroom with full-size bath, WC, and pedestal sink. Great size for modern upgrade.

### HALL & LANDING 1'11" x 10'11" (0.60m x 3.33m)

Provides access to both bedrooms and bathroom with loft access above.

### FRONT GARDEN/DRIVEWAY

Off-road parking with paved frontage. Low maintenance with direct path to front door.

### REAR GARDEN

Extensive outdoor space split into two sections – patio area ideal for seating and large wild rear section backing onto woodland, offering privacy and potential for landscaping.

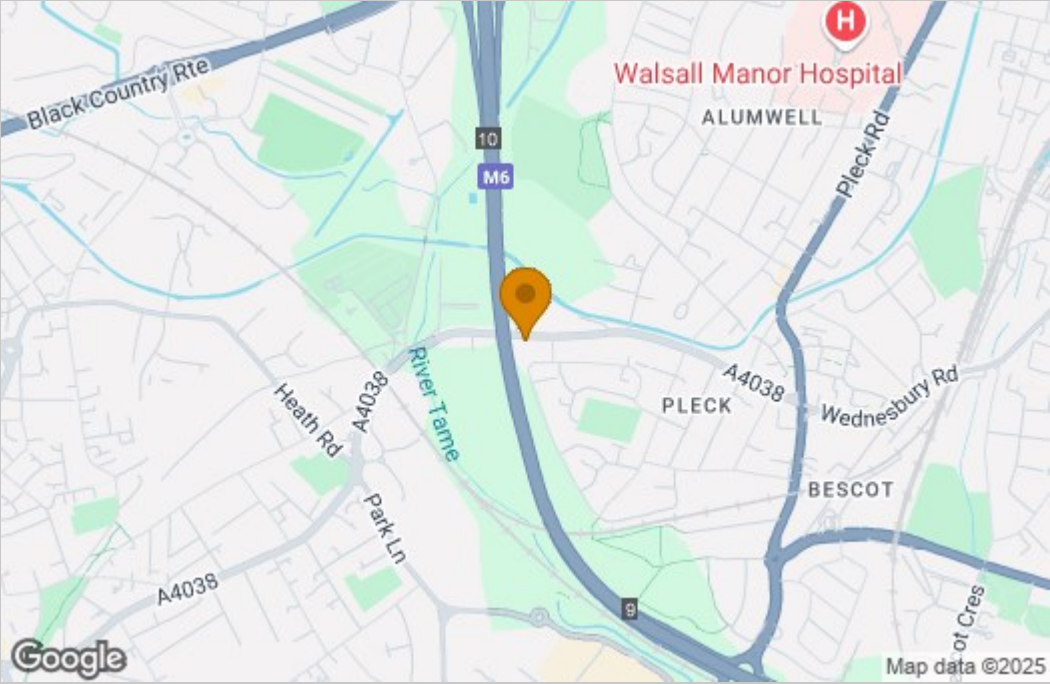
Floor Plan



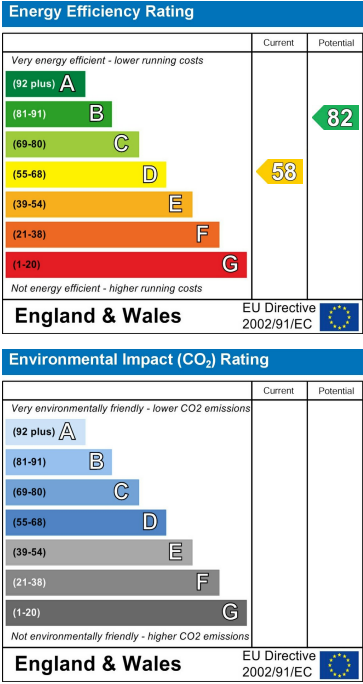
TOTAL: 67 m2  
FLOOR 1: 34 m2, FLOOR 2: 33 m2

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

Area Map



Energy Efficiency Graph



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