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**Derby Street | Walsall | WS2 7BH**  
**Asking Price £180,000**



# Summary

**\*\*THREE BEDROOMS\*\*DECEPTIVELY SPACIOUS\*\*MODERN FITTED KITCHEN\*\*STORE/UTILITY ROOM\*\*LIVING DINING ROOM\*\*LANDSCAPED REAR GARDEN\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this beautifully improved three-bedroom end terrace house located on Derby Street in Walsall. This property is ideally situated in a popular area, making it a perfect choice for first-time buyers or investors seeking a promising opportunity. As you approach the home, you will find a charming paved garden at the front, providing a welcoming entrance. Upon entering, you are greeted by a spacious lounge diner, which features a delightful fireplace, creating a warm and inviting atmosphere for relaxation and entertaining. The inner hall leads you to a modern fitted kitchen, designed with functionality in mind. Adjacent to the kitchen, there is a convenient utility and store room, offering additional space for your household needs. Moving to the first floor, you will discover a larger-than-average shower room, which is both stylish and practical. The property boasts two generously sized bedrooms, perfect for family living or guest accommodation. The master bedroom, located at the rear of the house, overlooks the beautifully landscaped garden, providing a serene retreat. This end terrace house combines modern living with a touch of charm, making it an excellent choice for those looking to settle in a vibrant community. With local amenities just a stone's throw away, this property truly offers the best of both convenience and comfort. Don't miss the opportunity to make this lovely house your new home.

# Key Features

- THREE BEDROOM EN OF TERRACE
- MODERN FITTED KITCHEN
- FITTED BATHROOM
- PERFECT FIRST TIME BUY OR INVESTMENT
- CLOSE TO ALL LOCAL AMENITIES
- LIVING DINING ROOM
- UTILITY/STORE ROOM
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

# Rooms and Dimensions

**Living Dining Room**  
22'10" x 12'3" (6.98m x 3.75m)

**Hall**  
3'10" x 8'4" (1.18m x 2.56m)

**Kitchen**  
16'10" x 6'7" (5.15m x 2.01m)

**Utility**  
12'7" x 5'6" (3.86m x 1.70m)

**Store Room**

**First Floor Landing**

**Bedroom One**  
12'4" x 10'3" (3.78m x 3.14m)

**Bedroom Two**  
9'4" x 6'0" (2.86m x 1.83m)

**Bedroom Three**  
9'3" x 6'0" (2.84m x 1.83m)

**Family Bathroom**  
11'3" x 6'5" (3.45m x 1.98m)

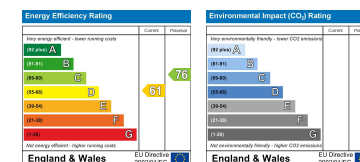
**Identification Checks B**







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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