



**RE/MAX**  
Elite



**73 Hawbush Road, Walsall, WS3 1AE**  
**Offers in the region of £210,000**

**CHAIN FREE THREE-BEDROOM HOME WITH LARGE GARDEN IN PRIME LOCATION**

A fantastic opportunity to acquire a spacious three-bedroom semi-detached home situated in a popular residential location. This chain-free, freehold property is ideal for first-time buyers and investors alike. With generous room sizes, a modern kitchen, off-road parking, and a substantial rear garden, this property offers scope to move straight in or add value over time.

## ROOM BY ROOM BREAKDOWN

### Foyer 6'7" x 3'10" (2.02m x 1.17m)

Welcoming entrance space leading into the hallway and main ground floor areas.

### Hallway 6'7" x 9'3" (2.02m x 2.84m)

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

### Living Room 13'10" x 13'7" (4.23m x 4.16m)

Bright and spacious with bay window, feature fireplace, and rose-patterned feature wall.

### Dining Room 13'10" x 11'3" (4.22m x 3.45m)

Well-sized second reception, perfect as a family dining space or secondary lounge.

### Kitchen 6'7" x 11'3" (2.02m x 3.45m)

Modern units, freestanding appliances, gas hob, rear garden access. Compact yet efficient.

### Entry Area 10'8" x 3'3" (3.26m x 1.01m)

Handy rear access space connecting to garden and downstairs WC.

### Ground Floor Toilet 4'11" x 6'2" (1.51m x 1.89m)

Located in the outbuilding, includes a WC — ideal for guests or garden use.

### Primary Bedroom 13'11" x 10'1" (4.25m x 3.08m)

Spacious double room with built-in storage and views over the rear garden.

### Bedroom Two 13'11" x 8'7" (4.25m x 2.64m)

Another large double room, ideal for guests, children, or as a home office.

### Bedroom Three 10'0" x 6'8" (3.07m x 2.04m)

A good-sized single room perfect for a child's room or work-from-home setup.

### Bathroom 5'6" x 4'10" (1.68m x 1.48m)

With bath, basin and part-tiled walls — functional and ready to personalise.

### Separate WC 5'6" x 2'9" (1.69m x 0.85m)

Separate from the bathroom, a convenient layout for busy households.

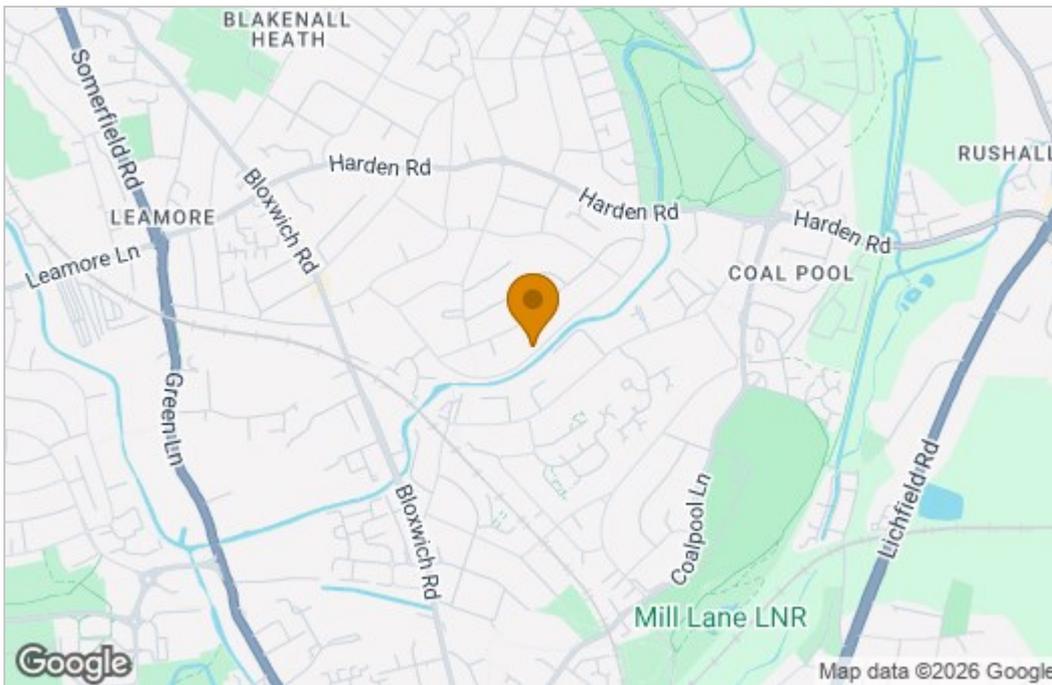
# Floor Plan



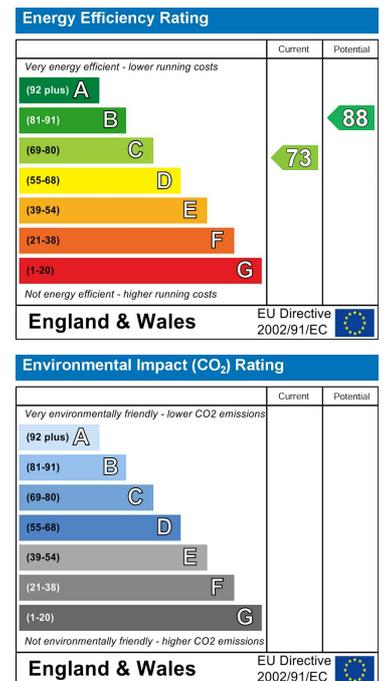
**TOTAL: 91 m2**  
 FLOOR 1: 50 m2, FLOOR 2: 41 m2  
 EXCLUDED AREAS: ENTRY: 3 m2, WALLS: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



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