



**RE/MAX**  
Elite



**94 Guild Avenue, Walsall, WS3 1LQ**

**£150,000**

**SPACIOUS THREE BEDROOM END-TERRACE WITH LARGE GARDEN – IDEAL FOR RENOVATION OR FIRST-TIME BUYERS**

A fantastic opportunity to acquire this three-bedroom end-terrace home, offering generous living space, a private rear garden, and huge potential for modernisation. Situated in a popular residential area, this property is perfect for first-time buyers, investors, or families looking to add value and create a personalised home.

## GROUND FLOOR

### Living Room 13'6" x 13'9" (4.12m x 4.21m)

A spacious main reception room featuring a decorative fireplace and large window allowing natural light to flood the space. Ideal for relaxing or entertaining.

### Kitchen 8'10" x 7'8" (2.70m x 2.34m)

Fitted with a range of wall and base units, work surfaces, and integrated oven/hob. Offers good functionality with scope for modernisation.

### Dining Area 7'6" x 7'8" (2.29m x 2.35m)

Conveniently located adjacent to the kitchen, perfect for family meals or conversion into an open-plan kitchen/diner.

### Entrance Foyer 2'6" x 4'9" (0.78m x 1.45m)

Compact entrance space leading into the main living accommodation.

## FIRST FLOOR

### Primary Bedroom 10'7" x 10'11" (3.23m x 3.34m)

A generously sized double bedroom overlooking the rear garden.

### Bedroom Two 7'7" x 10'5" (2.32m x 3.20m)

A well-proportioned double bedroom with good natural light.

### Bedroom Three 8'5" x 7'7" (2.58m x 2.33m)

Ideal as a single bedroom, nursery, or home office.

### Bathroom 5'4" x 8'6" (1.65m x 2.60m)

Comprising bath with shower, WC, and wash basin. Functional layout with scope for refurbishment.

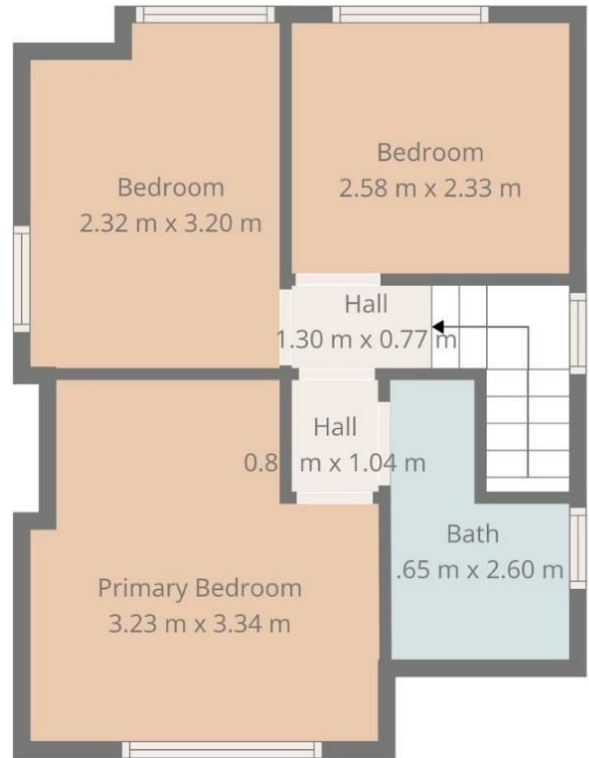
### Landing & Hallways

Providing access to all first-floor rooms.

## Floor Plan



1st Floor



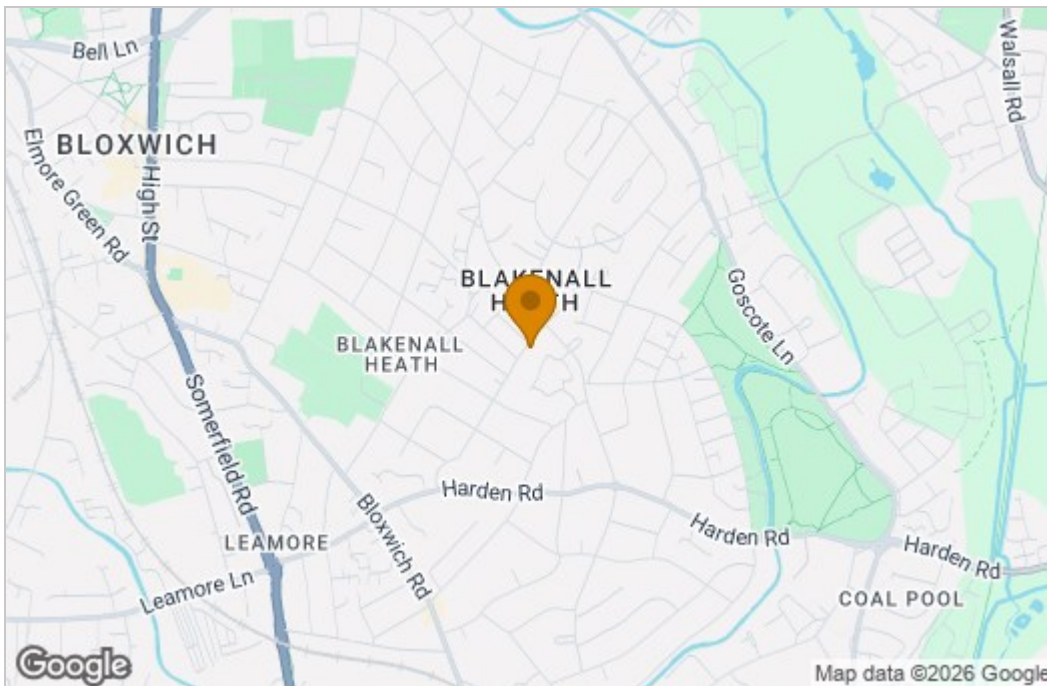
2nd Floor



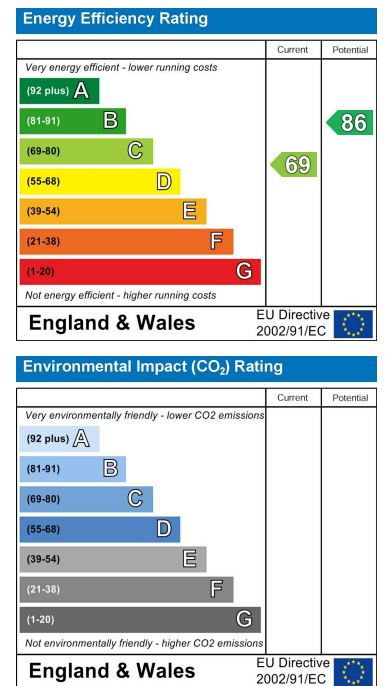
**TOTAL: 63 m2**  
 1st floor: 32 m2, 2nd floor: 31 m2  
 EXCLUDED AREAS: WALLS: 8 m2

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

## Area Map



## Energy Efficiency Graph



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