



**RE/MAX**  
Elite



**38 Severn Road, Walsall, WS3 1NX**

**£240,000**

**WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME ON GENEROUS END PLOT WITH DOUBLE GARAGE & LARGE REAR GARDEN**

Situated on a generous end plot in a sought-after residential location, this well-presented three-bedroom semi-detached BISF construction home offers spacious and versatile accommodation ideal for families, first-time buyers, or investors alike. Boasting a large rear garden with excellent potential to extend (subject to planning permission), gated off-road parking, double garage, solar panels, and no onward chain, this fantastic property combines practicality with future potential.

Internally, the property features a spacious living room, open-plan kitchen/dining area, utility room, ground floor wet room WC, three well-proportioned bedrooms, and a first-floor family bathroom with additional WC. Conveniently located close to local shops, schools, and amenities, this is a superb opportunity not to be missed.

#### [Entrance Porch / Foyer 13'1" x 3'7" \(3.99m x 1.11m\)](#)

Welcoming entrance space providing access into the main hallway with useful room for coats and footwear.

#### [Reception Hall 2'10" x 3'8" \(0.87m x 1.12m\)](#)

Central hallway with staircase rising to the first floor and access to the principal ground floor rooms

#### [Living Room 17'7" x 11'11" \(5.38m x 3.64m\)](#)

A spacious and bright main reception room featuring attractive wood flooring, feature fireplace, and large windows allowing plenty of natural light. Ideal for both relaxing and entertaining.

#### [Open-Plan Kitchen/Dining Area](#)

##### Dining Area

3.18m x 2.63m

Well-positioned open dining space overlooking the rear aspect, perfect for family meals and entertaining guests.

##### Kitchen Area

3.19m x 2.63m

Fitted with a range of wall and base units with extensive worktop space, integrated sink unit, appliance space, and excellent natural light throughout.

#### [Utility Room 4'9" x 10'2" \(1.46m x 3.10m\)](#)

Useful wet room comprising shower area, WC, and wash basin — ideal for modern family living and accessibility needs.

#### [Primary Bedroom 13'4" x 12'3" \(4.07m x 3.74m\)](#)

Generous double bedroom featuring fitted wardrobes and pleasant outlook over the rear garden.

#### [Bedroom Two 13'4" x 8'2" \(4.08m x 2.51m\)](#)

Another excellent-sized double bedroom with ample space for bedroom furniture and natural light.

#### [Bedroom Three 8'8" x 9'3" \(2.65m x 2.83m\)](#)

Well-proportioned third bedroom suitable as a child's room, nursery, dressing room, or home office

#### [Family Bathroom 7'1" x 5'2" \(2.17m x 1.59m\)](#)

Fitted family bathroom comprising bath and wash basin with complementary tiling.

#### [Separate WC](#)

Additional first-floor WC adding extra practicality for family living.

#### [Additional Information](#)

Solar Panels

Double Garage

Gated Front Driveway

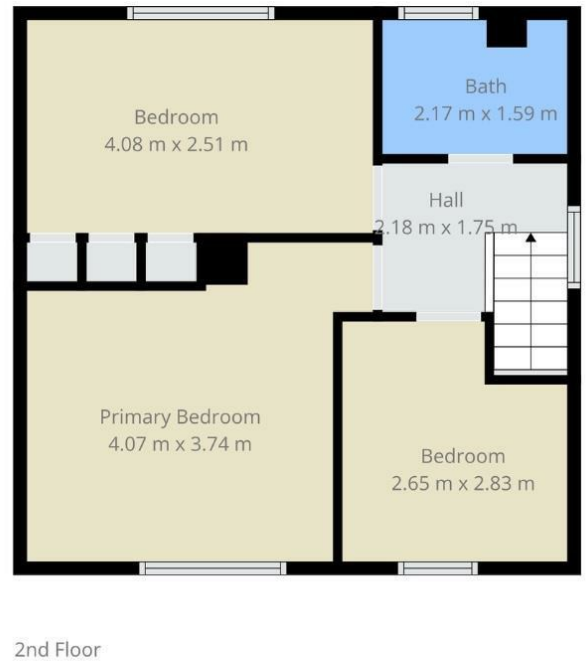
No Onward Chain

Potential to Extend (STP)

Sought-After Residential Location

Close to Shops, Schools & Amenities

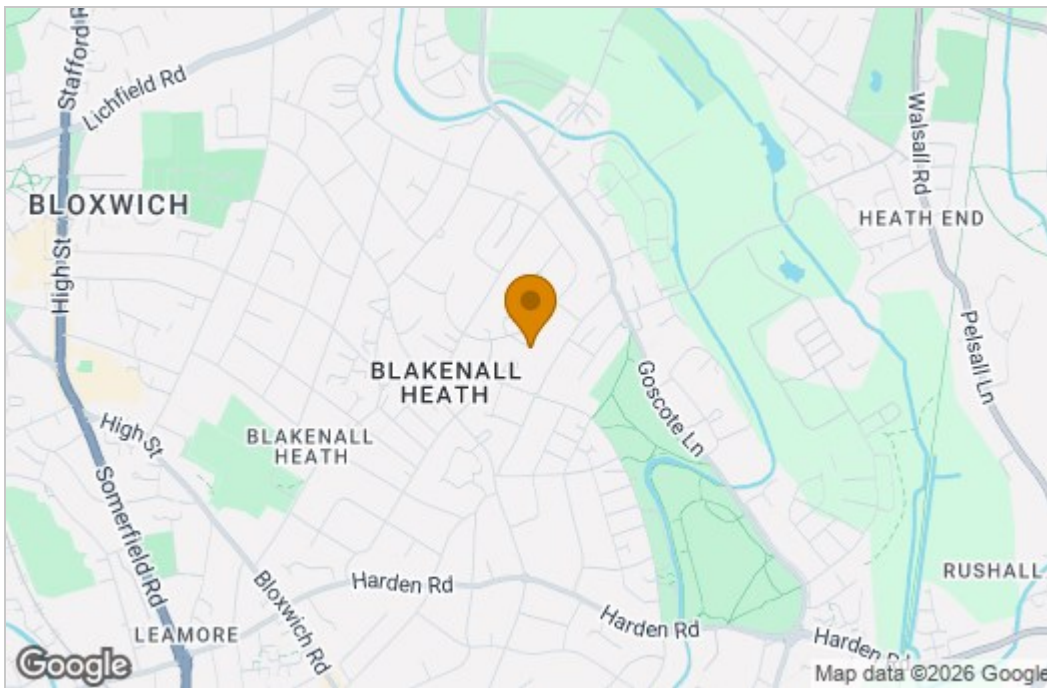
# Floor Plan



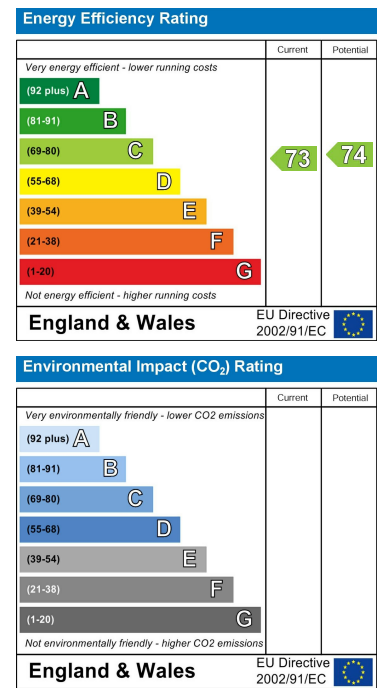
**TOTAL: 98 m2**  
 1st floor: 57 m2, 2nd floor: 41 m2  
 EXCLUDED AREAS: WALLS: 9 m2

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

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.