



4 Newhome Way, Walsall, WS3 1JH Offers In The Region Of £185,000



ATTENTION INVESTORS – Fully tenanted investment property generating immediate rental income with no void period

This well-presented three-bedroom mid-terrace property in Walsall is offered for sale as an excellent investment opportunity, benefiting from a long-standing sitting tenant already in place and generating an immediate rental income of £1,050 pcm.

The property is in good condition throughout and comprises a welcoming reception room, fitted kitchen, and a convenient downstairs WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking and a single garage.

Ideally situated, the property is within easy reach of Walsall town centre, offering a wide range of shops, supermarkets, and local amenities. The area is also well known for its green spaces, including the popular Walsall



Property Description

Genie Homes are delighted to present this modern three-bedroom mid-terrace property, ideally situated in a popular residential area close to Walsall, with convenient access to local schools and amenities. Being sold with tenant in situ.

The property offers well-planned accommodation throughout, beginning with an inviting entrance hallway leading to a guest WC, staircase to the first floor, a fitted kitchen, and a spacious living/dining room—perfect for family entertaining.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from an enclosed rear garden, as well as a driveway and single garage located to the side of the terrace, providing off-road parking.

Offering a versatile layout, this property represents an excellent investment opportunity. Early viewing is highly recommended to fully appreciate all it has to offer.

Entrance Hallway -

Guest Wc - Hand wash basin and W/c

Kitchen - 2.84m x 2.40m (9'4" x 7'10") -

Living Room - 5.00m x 3.72m (16'5" x 12'2") -

First Floor Landing -

Bedroom One - 3.74m x 2.74m (12'3" x 9'0") -

Bedroom Two - 3.50m x 1.70m (11'6" x 5'7") -

Bedroom Three - 2.47m x 1.93m (8'1" x 6'4") -

Family Bathroom - 2.00m x 1.70m (5'7" x 5'7") -

Single Garage with parking

Area Information

Walsall is a large and well-established market town in the West Midlands, located approximately 9 miles from Birmingham and forming part of the Black Country. Rich in industrial heritage, it was once known as the “town of a hundred trades” and gained worldwide recognition for its leather and saddlery industry.

Today, Walsall offers a blend of history, culture, and modern convenience. The town centre has undergone significant redevelopment and features a range of amenities, including shopping facilities, cafés, and the impressive New Art Gallery Walsall. The area is also home to the popular Walsall Arboretum, a 170-acre green space

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ideal for leisure and outdoor activities.

The wider borough includes a number of well-regarded areas such as Aldridge, Bloxwich, Brownhills, Darlaston, and Willenhall, each contributing to the town’s diverse and vibrant community. Local landmarks such as Barr Beacon provide stunning panoramic views across the surrounding region.

Walsall is well-connected for commuters, with excellent transport links including easy access to the M6 motorway and regular rail services to Birmingham and beyond.

Overall, Walsall presents an attractive location combining strong transport links, green spaces, and a rich cultural and industrial background.

Disclaimer

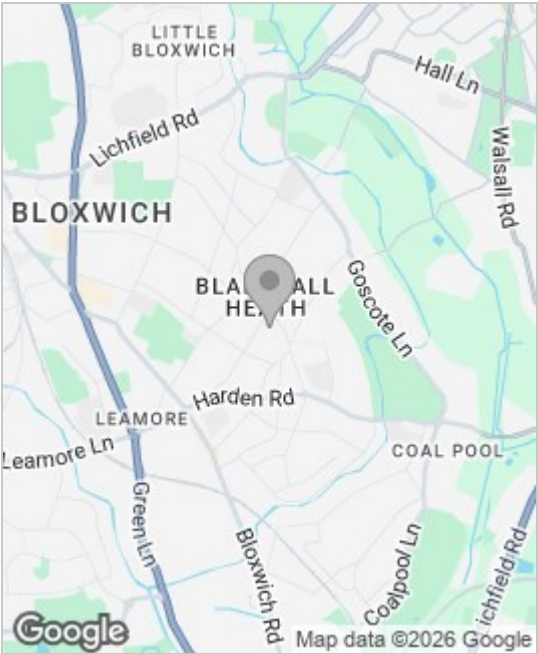
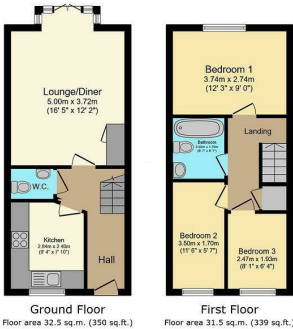
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(Please note: photos were taken prior to the property being tenanted and are for illustration purposes only).

TENURE
Freehold

POSSESSION
Tenanted

VIEWING
Viewing strictly by appointment through
Genie Homes



Total floor area: 64.0 sq.m. (689 sq.ft.)

