



Willows Road,  
Walsall, WS1 2DP

Offers in Excess of £200,000

# Walsall

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Paul Carr Estate Agents are pleased to present to market this three-bedroom semi-detached house, benefitting from a detached single garage / storage, off-road parking and a rear garden with potential to improve.

The property is available with no onward chain and is in need of modernisation, providing scope for a buyer to update to their own requirements.

The ground floor features a light and airy lounge with large windows and a fireplace, creating a comfortable main reception space. The fitted kitchen includes a range of units and plumbing for a washing machine and access to a rear lobby, with door to rear garden and access to the ground floor bathroom, which offers a WC, wash basin and bath.

Upstairs, the main double bedroom includes fitted wardrobes and an en-suite shower room. A second double bedroom also benefits from fitted wardrobes, while the third bedroom is a good-sized single with fitted wardrobes, suitable as a bedroom or study.

The house is well placed for Walsall town centre amenities, including shops, supermarkets and cafés. Popular green spaces such as Walsall Arboretum offer walking routes, play areas and lakeside paths. The area is served by several local schools across primary and secondary levels.

Walsall railway station provides services to Birmingham New Street in around 20-25 minutes, offering onward connections across the region and beyond. Bus routes operate locally towards the town centre and neighbouring areas, supporting convenient access to workplaces, schools and leisure facilities.





## Property Specification

### Porch

### Lounge

4.86m (15'11") x 3.79m (12'5") max

### Kitchen

3.80m (12'6") max x 3.32m (10'11")

### Bathroom

2.85m (9'4") x 1.82m (6'0") max

### Landing

### Bedroom 1

3.40m (11'2") x 3.03m (9'11")

### En-suite

### Bedroom 2

3.43m (11'3") x 2.44m (8')

### Bedroom 3

2.73m (8'11") x 2.35m (7'8")

### Garage

5.49m (18'0") x 2.74m (9'0")

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Came on the market:

## Viewer's Notes

Services connected:	Gas, electricity, water and drainage.
Council tax band:	B
Tenure:	Freehold

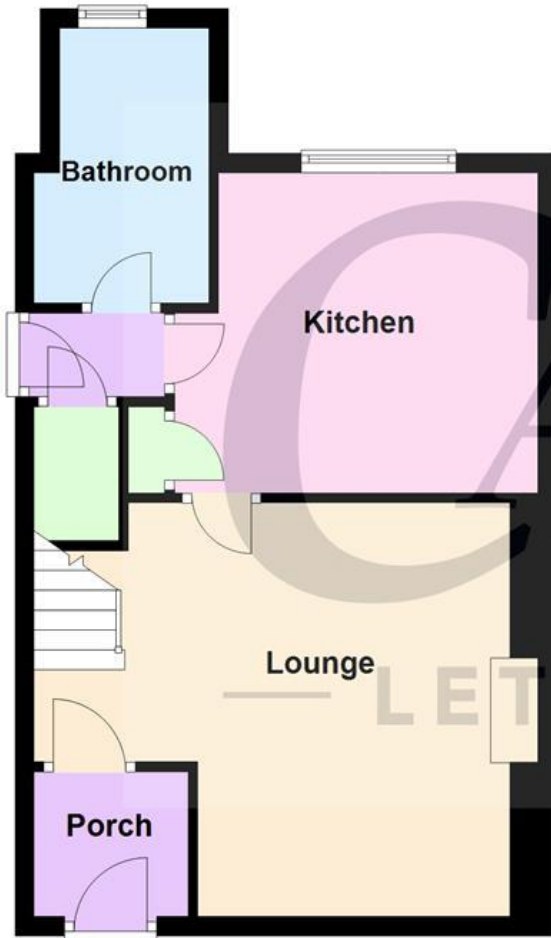
# Floor Plan

Energy Efficiency Rating

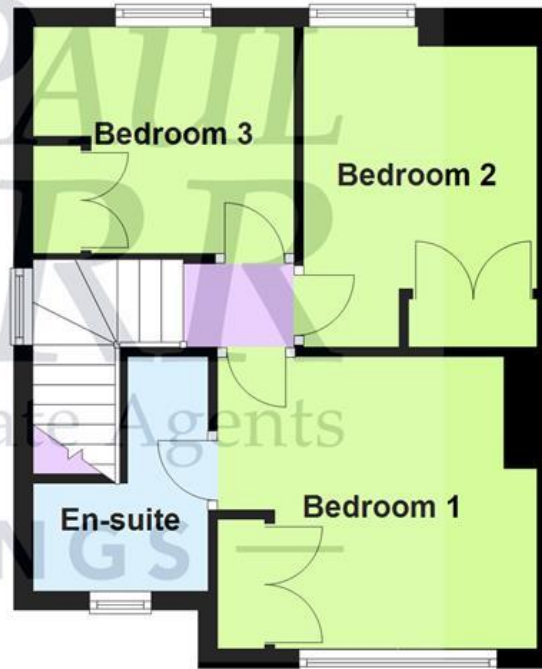
This floor plan is not drawn to scale and is for illustration purposes only

New  
Instruction  
Awaiting  
E.P.C.

Ground Floor



First Floor



Map Location



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.