



**RE/MAX**  
Elite



## 9 Thornbury Road, Walsall, WS2 8JJ

**£150,000**

MODERN TWO BEDROOM COACH HOUSE WITH GARAGE & PARKING – TURN KEY CONDITION – VALID EICR, GAS & EPC

This well-maintained and stylish two-bedroom coach house in Walsall offers generous living space throughout, including a bright open-plan living/dining area, modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom suite.

Externally, the property benefits from a private garage and parking, along with low-maintenance outdoor space. The garage is fitted with electrics, making it ideal for use as a workshop, storage space, or for additional functionality depending on the buyer's needs.

The property also comes with:

Valid EPC (C rating – potential A)  
Valid Gas Safety Certificate (October 2026)

#### Living Room 17'3" x 10'2" (5.27m x 3.12m)

Bright and spacious main living area with plenty of natural light and flexible layout for lounge and dining.

#### Kitchen 13'3" x 7'3" (4.05m x 2.21m)

Modern fitted kitchen with ample storage, worktop space, and integrated cooking area.

#### Primary Bedroom 10'0" x 10'9" (3.06m x 3.29m)

Comfortable double bedroom with neutral décor and good floor space.

#### Bedroom Two 10'2" x 10'9" (3.12m x 3.29m)

Another well-sized double room, ideal for guests, children, or home office.

#### Bathroom 6'5" x 6'8" (1.97m x 2.05m)

Modern suite with bath, overhead shower, WC, and basin.

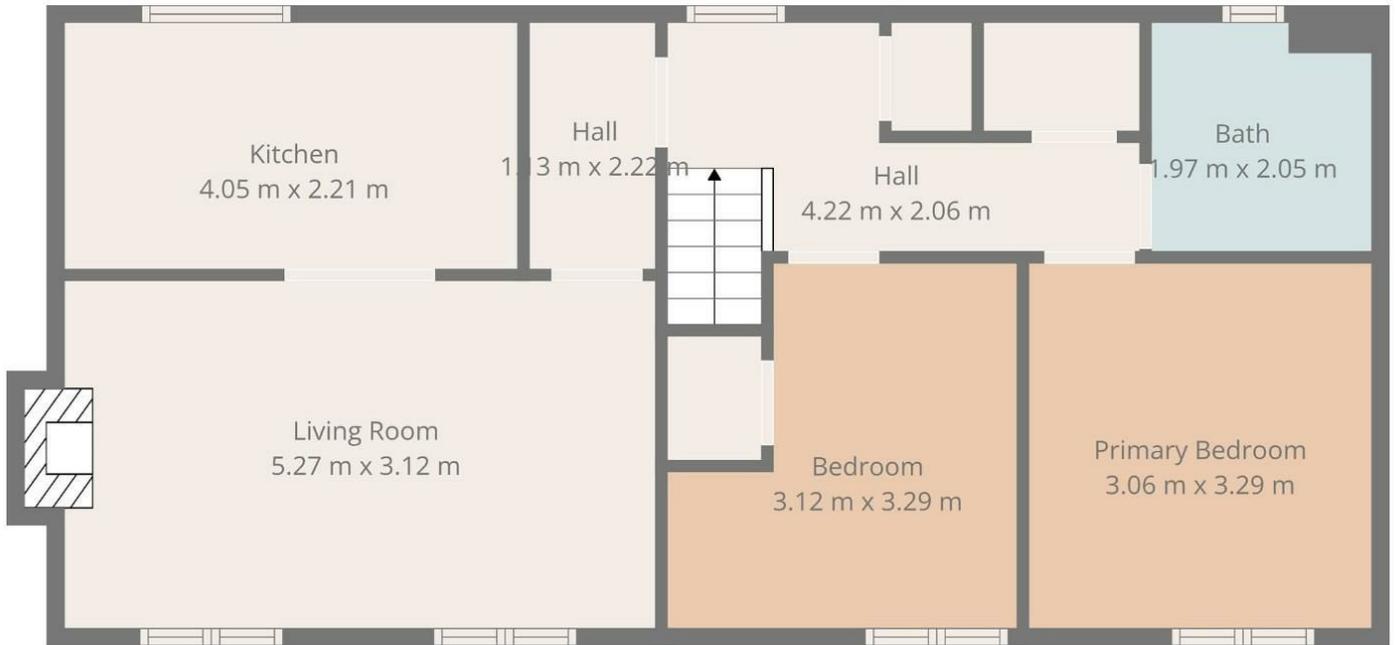
#### Hallway 13'10" x 6'9" (4.22m x 2.06m)

Welcoming entrance space connecting all rooms.

#### OUTSIDE

Low-maintenance outdoor area with side access, plus the major benefit of a private garage — a rare feature for this type of property.

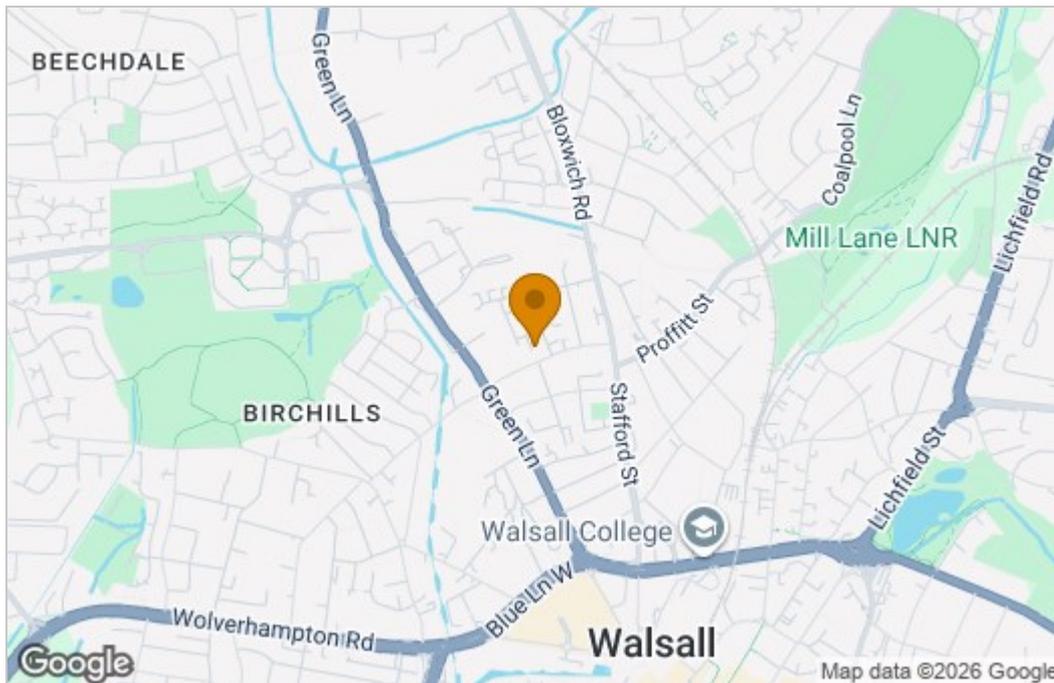
# Floor Plan



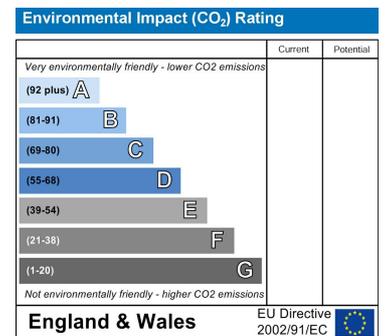
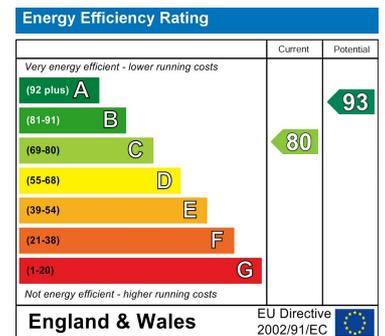
**TOTAL: 64 m2**  
 1st floor: 64 m2  
 EXCLUDED AREAS: FIREPLACE: 0 m2, WALLS: 5 m2

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

# Area Map



# Energy Efficiency Graph



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