



10 Nutmeg Grove,
Walsall, WS1 2RZ

Offers in the Region Of £320,000

Walsall

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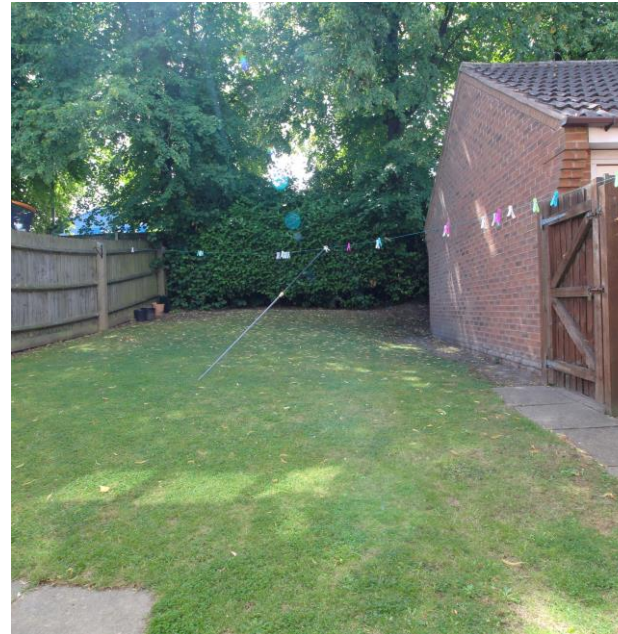
Set within easy reach of the centre of Walsall, and with access Walsall Arboretum only a stone's throw away, this detached property would make an ideal family home and early viewing is advised to avoid disappointment.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to useful under-stairs cupboard and guest WC, good sized living room with attractive feature fireplace and large window to the front elevation, separate dining room with French windows to the rear and kitchen with a range of fitted units, integrated oven and hob and access to the utility area which has plumbing for a washing machine and door leading into the rear garden.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and access to an ensuite shower room and there are three further bedrooms and the bathroom with suite comprising WC, wash basin and bath.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is off-road parking to the side of the property with access to the detached garage via an up-and-over garage door.





Property Specification

Lounge -	4.85m (15'11") max x 3.35m (11')
Dining Room -	3.88m (12'9") x 2.24m (7'4")
Kitchen -	4.35m (14'3") max x 3.51m (11'6") max
Utility -	1.63m (5'4") x 1.44m (4'9")
Bedroom 1 -	4.07m (13'4") max x 3.35m (11') max
Ensuite -	2.17m (7'1") max x 1.54m (5'1") max
Bedroom -	2 3.37m (11'1") x 2.53m (8'4") plus wardrobe
Bedroom 3 -	3.30m (10'10") into alcove x 2.17m (7'2")
Bedroom 4 -	2.46m (8'1") x 2.21m (7'3") plus recess
Bathroom -	2.10m (6'11") x 1.72m (5'8")

Agent's Note:

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.
Came on the market: 5th August 2022

Viewer's Note:

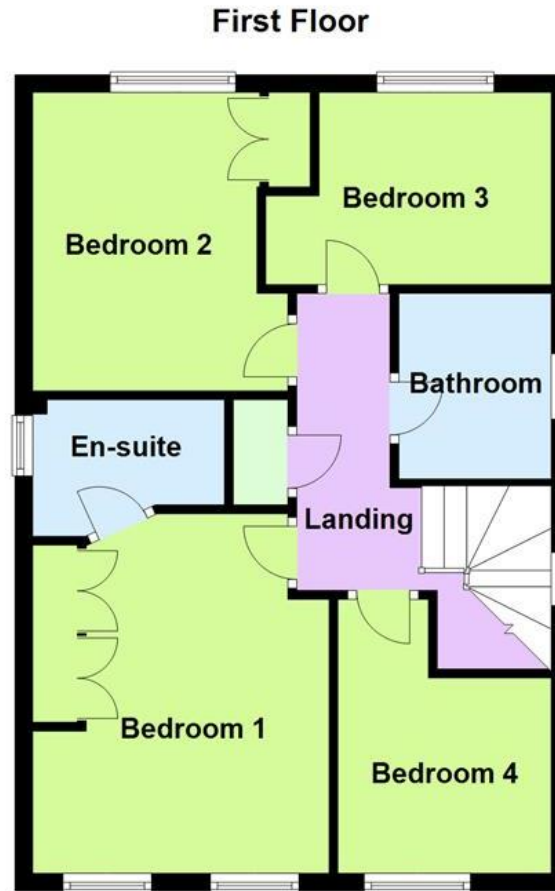
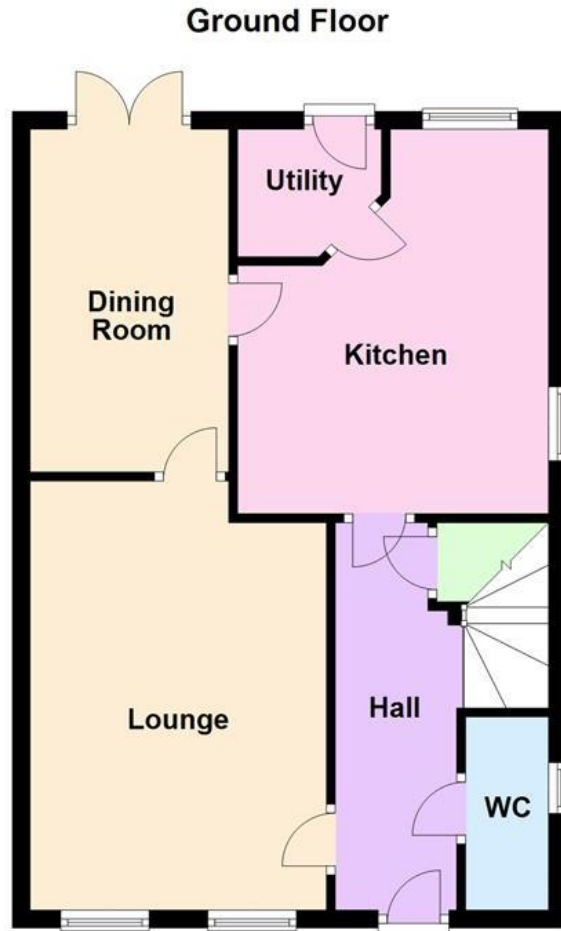
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

