



Arbor Gate, Walsall Wood
Walsall, WS9 9RF

Offers in the Region Of £440,000

Walsall Wood

Offers in the Region Of £440,000

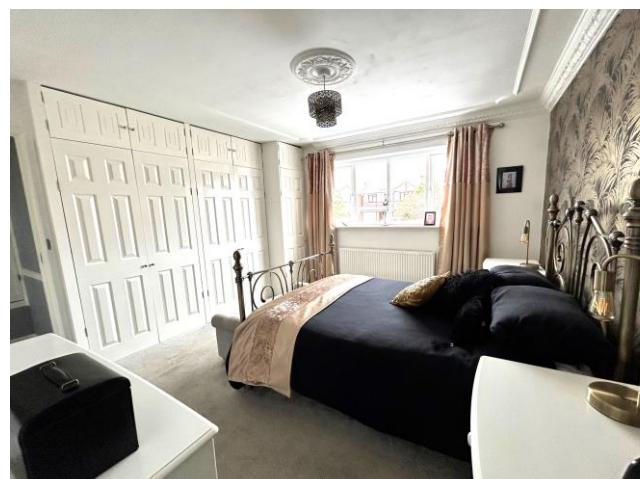
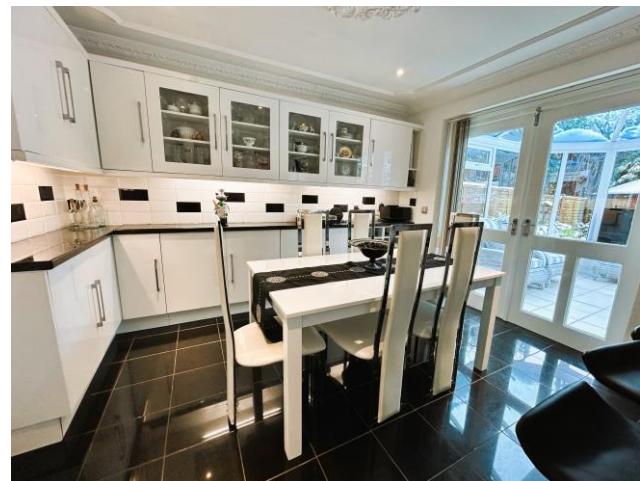


A spacious and much improved four-bedroom detached family home close to popular schools, transport links and a pleasant nature reserve on the doorstep.

The property occupies a generous plot with a wide frontage and plenty of off-road parking on the block paved driveway.

The property has a through hallway, a spacious lounge, breakfast kitchen, conservatory, further room that could potentially be a home office with French doors to rear garden. On the first floor are four bedrooms (three being double) and three bathrooms - two being en-suite.

Externally is a garage, rear garden with a patio and lawn area.





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: 20th November 2024

Property Specification

FOUR BEDROOMS (THREE DOUBLE)
SPACIOUS LOUNGE
THROUGH HALL
CONSERVATORY
FITTED BREAKFAST KITCHEN WITH FITTED APPLIANCES

Entrance Hallway

Lounge 11' 5" x 20' 1" (3.49m x 6.13m)

Kitchen/Diner 18' 9" x 13' 1" (5.71m x 4.0m)

Conservatory 10' 8" x 8' 7" (3.24m x 2.61m)

Study 13' 3" x 7' 7" (4.05m x 2.31m)

Guest WC

Utility room 5' 7" x 4' 7" (1.71m x 1.40m)

Garage 8' 6" max x 15' 9" (2.6m max x 4.81m)

First Floor Landing

Bedroom One 12' 2" x 11' 3" (3.71m x 3.44m)
En-suite

Bedroom Two 8' 1" x 17' 10" max (2.47m x 5.43m max)
En-suite

Bedroom Three 9' 5" x 10' 4" (2.88m x 3.16m)

Bedroom Four 7' 7" x 7' 3" (2.31m x 2.21m)

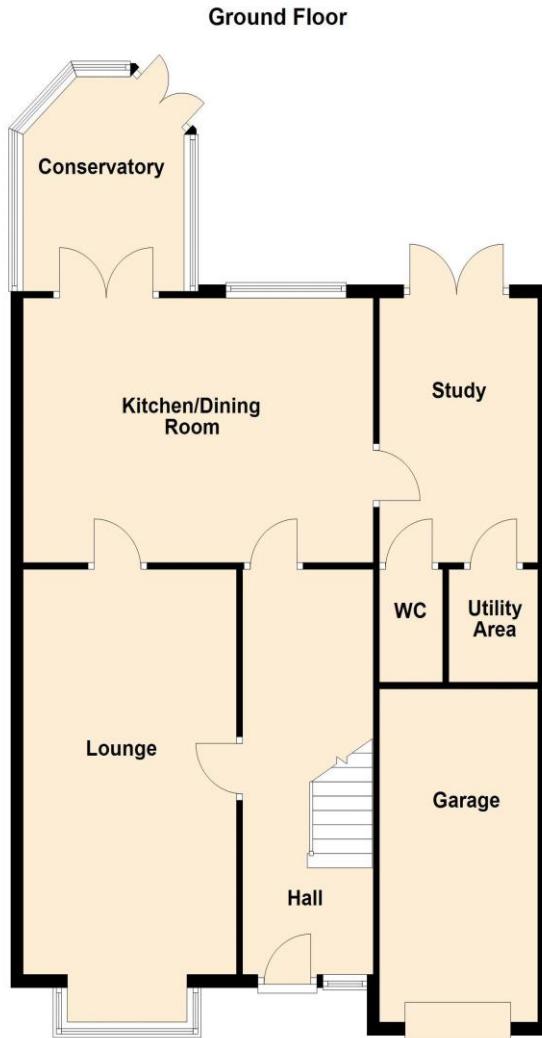
Family Bathroom

Viewer's Note:

Services connected: Mains gas, electricity, water & 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

New
Instruction
Awaiting
E.P.C.

Map Location

