



Arbor Gate, Walsall Wood
Walsall, WS9 9RF

Offers in the Region Of £440,000

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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.





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

Agent's Note:

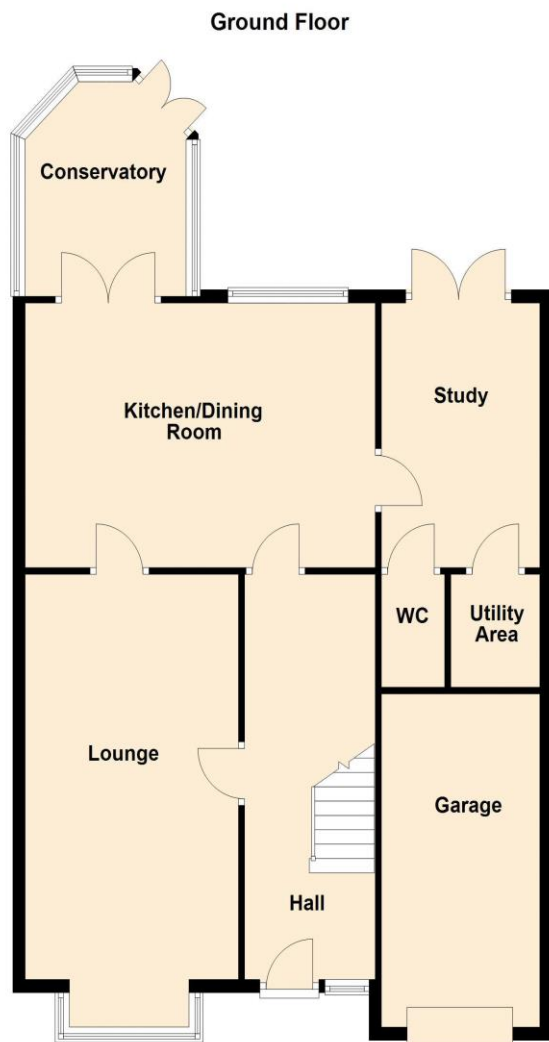
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Came on the market: 20th November 2024

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

