

for sale

offers in the region of **£240,000** Freehold



## Archer Road Walsall WS3 1AW

- Energy Rating: D
- FREEHOLD
- REAR ACCESS TO GARDEN
- POTENTIAL TO EXTEND STPP
- PERFECT FAMILY HOME



# Property Details

## Porch

Sliding doors from front garden leading to;

## Hall

Side aspect double glazed window, stairs leading to landing, door to reception room 1 and entrance to kitchen.

**Reception Room 1** 14' 9" x 10' 5" ( 4.50m x 3.17m )  
front aspect double glazed windows and radiator.

**Kitchen** 12' x 7' 3" ( 3.66m x 2.21m )

Side aspect double glazed windows, base and wall units with a sink. Doors leading to reception room 2 and utility.

**Reception Room 2** 13' 1" Max x 12' 1" ( 3.99m Max x 3.68m )

Sliding door leading to conservatory.

## Utility

Side and rear aspect double glazed windows, door to shower room.

## Shower Room

Walk in shower and toilet. Door leading to rear garden.

## Landing

Side aspect double glazed window doors to bathroom and bedrooms.

**Bedroom 1** 14' 1" Max x 10' 5" ( 4.29m Max x 3.17m )  
Front aspect double glazed window and built in wardrobe.

**Bedroom 2** 14' 5" Max x 9' 7" ( 4.39m Max x 2.92m )  
Rear aspect double glazed window and storage cupboard.

**Bedroom 3** 9' 8" Max x 7' 2" ( 2.95m Max x 2.18m )  
Front aspect double glazed window and storage cupboard.

## Bathroom

Rear aspect double glazed window, bath, toilet and hand wash basin.

## Conservatory

Side and rear aspect double glazed windows with french doors into rear garden.

## Front Garden

Paved driveway with access to porch.

## Rear Garden

Paved and grass area. Double gates at the rear of garden with access from Roebuck Road. Side gate allowing access to front of property.





To view this property please contact Paul Dubberley on

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 WILLENHALL WV13 2BG

**Tenure: Freehold**

**EPC Rating: D**

Property Ref: PWI103429 - 0004

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