

for sale

£180,000 Freehold



Arnold Close Walsall WS2 0LH

Excellent opportunity for **FIRST TIME BUYERS** to acquire this perfectly situated **THREE BEDROOM FAMILY HOME WITH NO UPWARD CHAIN** in the heart of Bentley!! Boasting a spacious corner plot and generous sized bedrooms, we highly recommend to book a viewing to appreciate the size and layout within!!

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Porch

4' 8" x 5' 5" (1.42m x 1.65m)
Entrance door leaving to porch

Hall

13' 1" x 5' 5" (3.99m x 1.65m)
Entrance hall with cupboard for storage.

Wc

4' 6" x 2' 6" (1.37m x 0.76m)
Partially tiled, low level toilet and wash hand basin.

Living Room

13' 1" x 11' 8" (3.99m x 3.56m)
Double glazed windows, gas central heating radiator and modern fireplace

Kitchen/Dining Room

10' 1" x 17' 7" (3.07m x 5.36m)
Built in work units, integrated four ring cooker and cooker hood, Stainless steel sink and drainer, double glazed windows and space for kitchen appliances. Double doors leading to garden.

Landing

10' x 5' 9" (3.05m x 1.75m)
stairs leading to first floor with doors leading to;

Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)
double bedroom, double glazed windows and storage space.

Bedroom Two

9' 8" x 11' 4" (2.95m x 3.45m)
double bedroom, double glazed windows and storage space.

Bedroom Three

7' 8" x 8' 2" (2.34m x 2.49m)
single bedroom, double glazed windows.

Bathroom

5' x 5' 9" (1.52m x 1.75m)
Tiled bathroom, low level toilet, wash hand basin and bath with shower.

Garden







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI104088 - 0002
 Tenure:Freehold EPC Rating: C
 Council Tax Band: A

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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