

for sale

£200,000 Freehold



## Arnold Close Walsall WS2 0LH

Paul Dubberley presents a fantastic opportunity to acquire this well-proportioned **THREE-BEDROOM** home, offering **SPACIOUS** living throughout, **OFF-ROAD PARKING**, and a private rear garden.

# Arnold Close Walsall WS2 0LH

## Porch

Entrance porch leading to hallway.

## Hall

16' 4" x 5' 9" ( 4.98m x 1.75m )

welcoming entrance hallway leading to all principle ground floor rooms and stairs rising to first floor.

## Kitchen/Diner

16' 2" x 8' 8" ( 4.93m x 2.64m )

A range of wall and base units comprising a oven with gas hob and cooker hood over, stainless steel sink and drainer, partially tiled walls, feature spotlights, herringbone flooring and double-glazed bay window to front aspect.

## Living Room

9' 10" x 17' 9" ( 3.00m x 5.41m )

A comfortable reception room with space for furnishings, rear double-glazed window and double doors leading directly to rear garden, and central heating radiator.

## Wc

A partially tiled WC comprising a wash hand basin and low level

WC.

## Landing

Stairs leading to first floor with access to all bedrooms and shower room.

## Bedroom One

13' 4" x 11' 7" ( 4.06m x 3.53m )

Generous double bedroom with front aspect double-glazed window, central heating radiator and room for storage and bedroom furniture.

## Bedroom Two

13' 1" x 9' 8" ( 3.99m x 2.95m )

Double bedroom with double-glazed window to rear aspect and room for storage.

## Bedroom Three

8' 10" x 7' 11" ( 2.69m x 2.41m )

Single bedroom with rear aspect double-glazed window and central heating radiator.

## Shower Room

5' 10" x 5' 9" ( 1.78m x 1.75m )

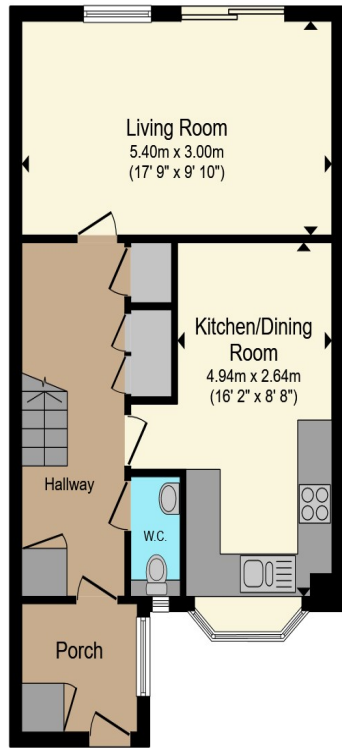


A fully tiled shower room comprising a wash hand basin, low level WC and walk-in shower enclosure.

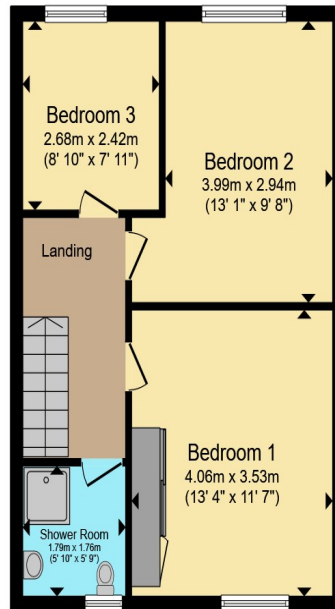
## Rear Garden

Private rear garden enclosed by timber fencing comprising a paved patio area with steps leading up to lawned section.





**Ground Floor**



**First Floor**

Total floor area 93.4 m<sup>2</sup> (1,005 sq.ft.) approx

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.propertybox.io



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: PWI104526 - 0004  
 Tenure:Freehold EPC Rating: D  
 Council Tax Band: A

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