



**Connells**

Arkwright Road  
WALSALL



## Property Description

Internal viewing is highly recommended to appreciate this well presented three bedroom mid-terrace family home. The property is conveniently positioned for local amenities, transport link and briefly comprises of open plan lounge/diner, kitchen, conservatory, bathroom, rear garden and driveway.

## Access Via

A front door opening into:

## Lounge/ Diner

23' 4" x 11' 8" ( 7.11m x 3.56m )

Having two double glazed windows to the front, feature media wall, and double glazed door to:

## Conservatory

11' 2" x 7' 10" ( 3.40m x 2.39m )

Having double glazed double doors to rear garden.

## Kitchen

19' 8" x 5' 11" ( 5.99m x 1.80m )

Having front door access, double glazed window to the rear, door to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integrated oven and hob, plumbing for washing machine and radiator.

## First Floor

## Landing

Having loft access and doors to:

## Bedroom One

12' 9" x 11' 3" ( 3.89m x 3.43m )

Having a double glazed window to the rear, storage cupboard housing hot water tank and radiator.

## Bedroom Two

12' 9" x 8' 10" ( 3.89m x 2.69m )

Having a double glazed window to the rear and radiator.

## Bedroom Three

Irregular Shaped Room 10' 10" x 7' 11" ( 3.30m x 2.41m )

Having a double glazed window to the front and radiator.

## Bathroom

7' 7" x 6' 7" ( 2.31m x 2.01m )

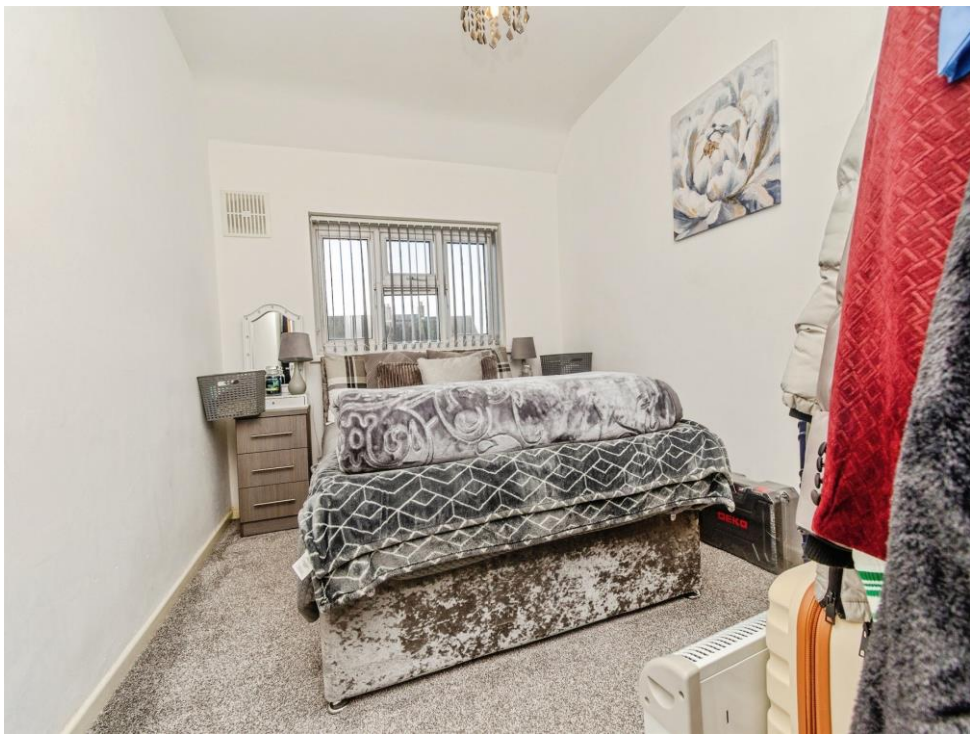
Having two double glazed windows to the front, shower cubicle, free standing bath, low level w.c, hand wash basin, heated towel rail and complementary tiling.

## Outside

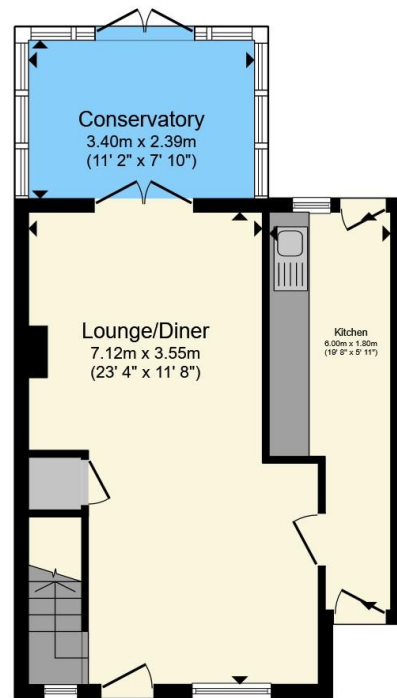
To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed lawned garden with panel fencing and slabbed patio area.

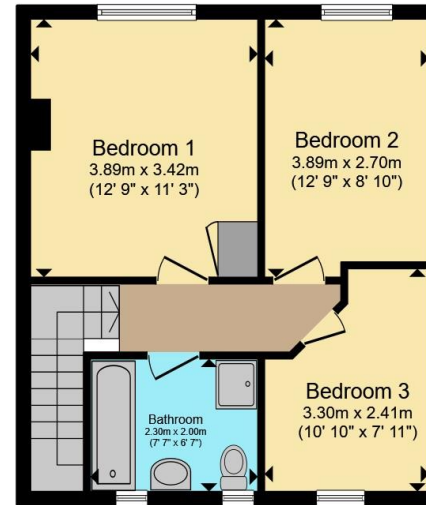








**Ground Floor**



**First Floor**

Total floor area 89.1 m<sup>2</sup> (959 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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57-59 Bridge Street  
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EPC Rating: Council Tax  
Awaited Band: A

Tenure: Freehold

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Property Ref: WSL316990 - 0006