



Arbury Grove,
Walsall, WS3 1TF

Offers in Excess of £200,000

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Set in a popular residential location, within easy reach of nearby amenities, this modern, end-terraced property offers neatly presented accommodation, ideally suited to a first-time buyer or young family alike and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor and guest WC off, good-sized lounge / dining room with French windows to the rear garden and well-appointed kitchen which features a range of wall / base units, integrated fridge, freezer, double oven and gas hob with extractor over and plumbing for a washing machine.

To the first floor, bedroom one is a double bedroom with fitted wardrobe space and ensuite shower facilities and there are two further bedrooms and the bathroom with suite comprising WC, wash basin and bath.

Externally, the rear garden is laid mainly to lawn with a paved patio area and there is allocated parking to the front of the property for two vehicles.





Property Specification

MODERN, END-TERRACED PROPERTY
EXCELLENT CUL-DE-SAC LOCATION
BEAUTIFULLY PRESENTED ACCOMMODATION
WELCOMING HALLWAY WITH GUEST WC OFF
LIGHT AND AIRY LOUNGE / DINING ROOM

Hall

Lounge / Dining Room 4.54m (14'11") max x 4.26m (14') max

Kitchen 3.92m (12'10") x 2.38m (7'10")

WC

Landing

Bedroom 1 3.92m (12'10") plus wardrobe x 2.48m (8'2")

En-suite

Bedroom 2 2.73m (8'11") x 2.48m (8'2")

Bedroom 3 2.86m (9'5") x 1.96m (6'5")

Bathroom 1.96m (6'5") x 1.68m (5'6")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 29th November 2023

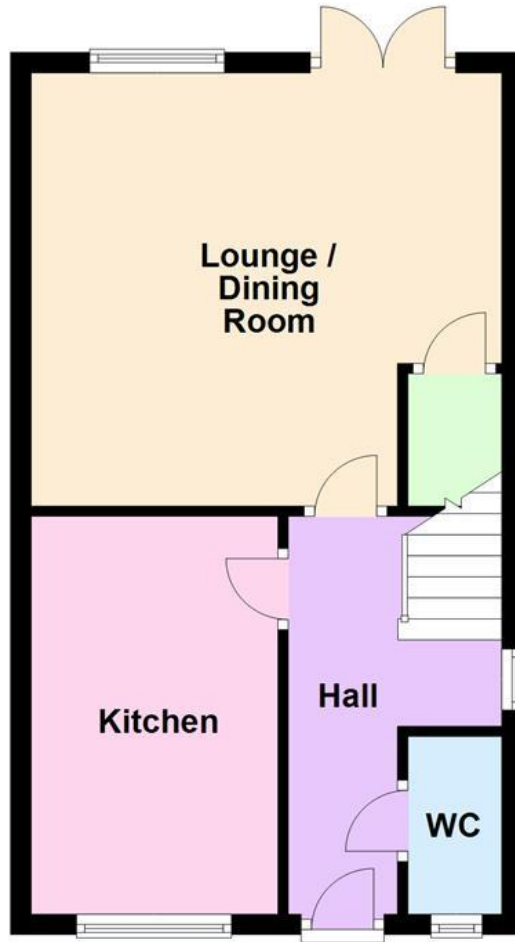
Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: B
Tenure: Freehold

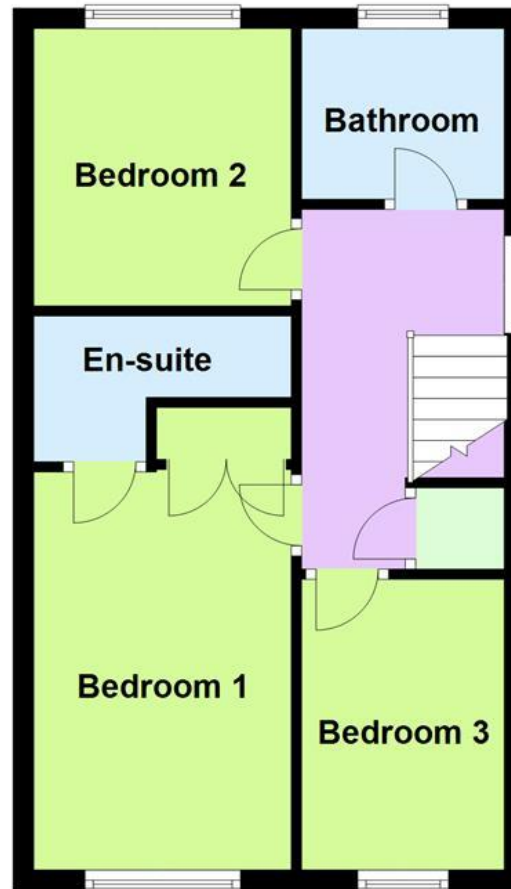
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

