



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Arbor Gate, Walsall Wood, Walsall

£375,000

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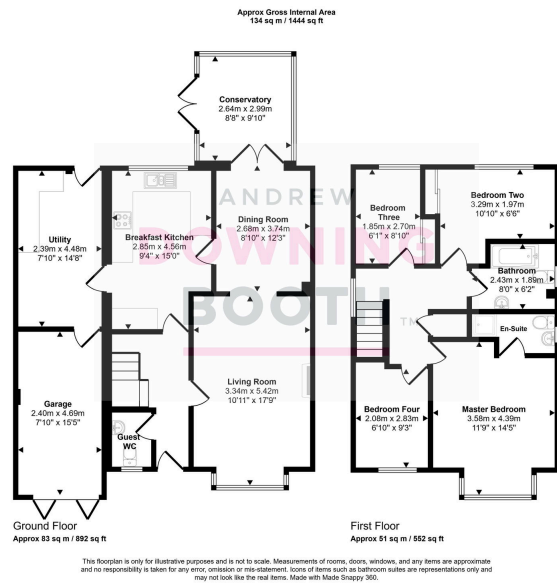
Impeccable presentation throughout, consistently generous room sizes and a tranquil, tucked away position at the end of a quiet cul-de-sac; just three of the many fabulous features on offer with this magnificent four bedroom detached family home in Arbor Gate of Walsall Wood.

Location-wise, the property enjoys easy access to a range of nearby amenities, such as Aldridge town centre via a very short drive, and Lichfield in the opposite direction sitting approximately fifteen minutes away, whilst within walking distance is Shire Oak Park local nature reserve, offering abundant scenic walks and trails.

The accommodation is set across two floors, with a through entrance hall, very large and beautifully appointed living room, separate dining room, very attractive kitchen/diner, utility room and guest WC all to the ground floor, whilst the truly light and airy first floor is home to all four bedrooms (Master with en-suite) and the main bathroom. A private corner plot consists of a spacious brick paved driveway, good size garage and a well maintained, landscaped rear garden that offers natural seclusion.

This property excels in just about every department and offers significant value for money; a viewing is imperative in order to appreciate just how much is on offer. .





- Four Bedroom Detached Family Home
- Superb Master Bedroom With En-Suite Shower Room
- Exceptional Choice Of Ground Floor Living Space
- Spacious Driveway, Garage & Impressive & Private Rear Garden
- EPC Rating: D
- Beautifully Appointed Across Each & Every Room
- Very Attractive & Contemporary Kitchen / Diner
- Quiet Tucked Away Position At The End Of A Cul-De-Sac
- Family Friendly Layout
- Council Tax Band: D

