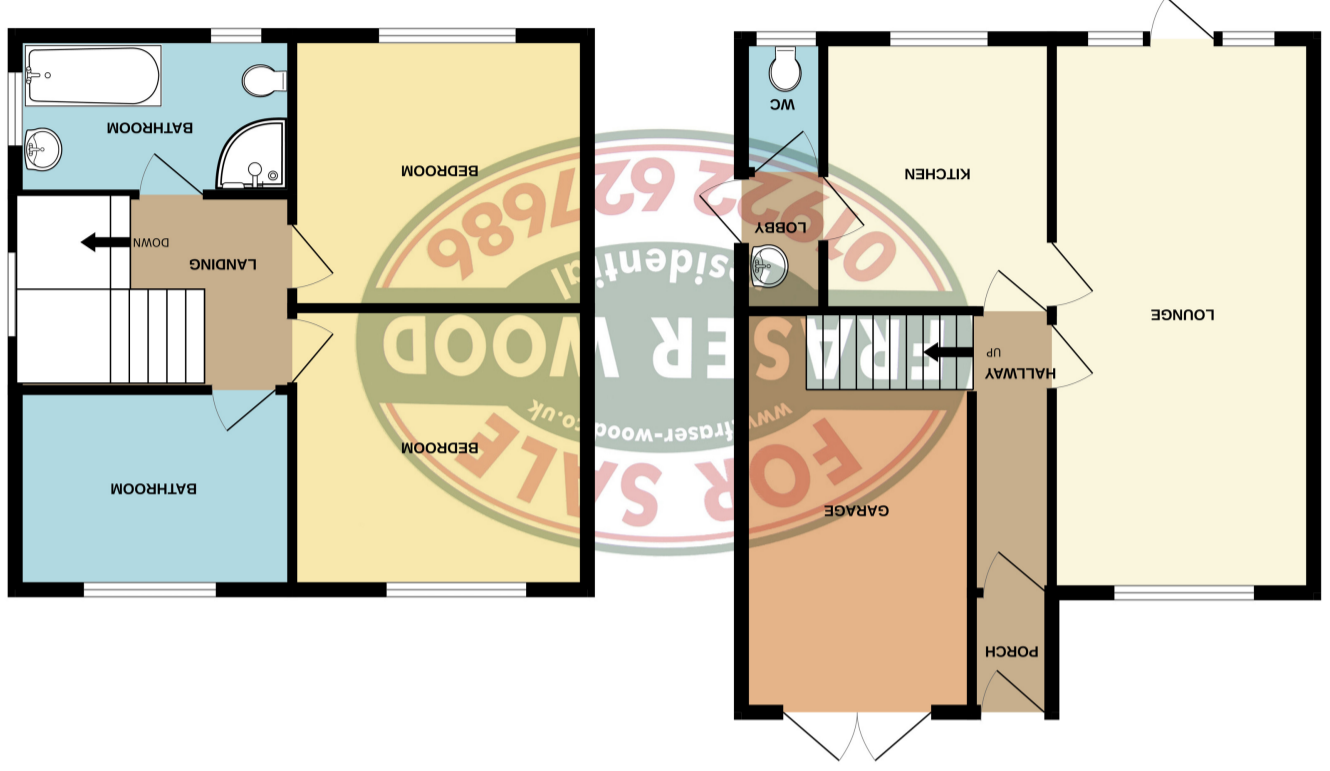




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating																									
Current	Potential																								
67	82																								
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs																									
<table border="1"> <tr> <th>Grade</th> <th>Band</th> <th>Running Costs (per year)</th> </tr> <tr> <td>A</td> <td>(92+)</td> <td>Very low</td> </tr> <tr> <td>B</td> <td>(81-91)</td> <td>Low</td> </tr> <tr> <td>C</td> <td>(69-80)</td> <td>Medium-Low</td> </tr> <tr> <td>D</td> <td>(55-68)</td> <td>Medium</td> </tr> <tr> <td>E</td> <td>(39-54)</td> <td>Medium-High</td> </tr> <tr> <td>F</td> <td>(21-38)</td> <td>High</td> </tr> <tr> <td>G</td> <td>(1-20)</td> <td>Very High</td> </tr> </table>		Grade	Band	Running Costs (per year)	A	(92+)	Very low	B	(81-91)	Low	C	(69-80)	Medium-Low	D	(55-68)	Medium	E	(39-54)	Medium-High	F	(21-38)	High	G	(1-20)	Very High
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1ST FLOOR

GROUND FLOOR



30 Arundel Road, New Invention,  
 Willenhall, WV12 5TW

OFFERS REGION £249,800



## 30 ARUNDEL ROAD, NEW INVENTION

This conveniently situated detached house, occupies a prominent corner position in this popular residential area and affords potential for further extension, if required, subject to necessary planning permission being obtained.

The property is well served by local amenities including public transport facilities to neighbouring areas, local shopping facilities and schools for all ages.

Offered to the market with the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)

### PORCH

having entrance door, ceiling light point and tiled flooring.

### RECEPTION HALL

having wooden entrance door, ceiling light point, central heating radiator, wooden flooring and stairs off to first floor.

### LOUNGE

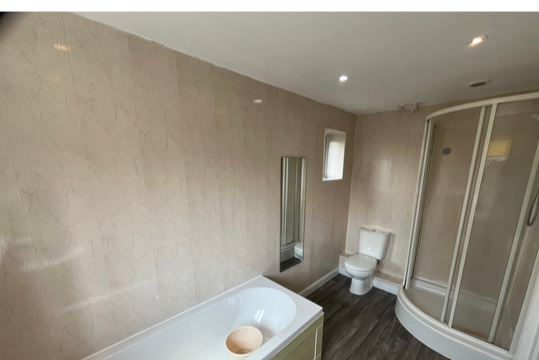
6.64m x 3.14m (21' 9" x 10' 4") having UPVC double glazed window to front, two ceiling light points, two central heating radiators, wooden flooring, coved cornices and UPVC double glazed window and door to rear garden.

### KITCHEN

3.26m x 2.73m (10' 8" x 8' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, tiled floor, ceiling light point, central heating radiator, UPVC double glazed window to rear and door to lobby.

### LOBBY

having UPVC double glazed door to side, ceiling light point, wash hand basin, plumbing for automatic washing machine, under stairs storage space and tiled floor.



### GUEST W.C.

having low flush w.c., ceiling light point, tiled floor, extractor fan, fully tiled walls and UPVC double glazed window to side.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, central heating radiator and loft hatch.

### BEDROOM NO 1

3.53m x 3.39m (11' 7" x 11' 1") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.17m x 2.99m (10' 5" x 9' 10") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BEDROOM NO 3

3.05m x 2.09m (10' 0" x 6' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, pin spot lighting, central heating radiator and UPVC double glazed window to side and rear.

### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking and pathway to front door.

#### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, a variety of trees and bushes, side decking area and side access gate.



## SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

## TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

## FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

## COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/02/05/24

© FRASER WOOD 2024.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

## NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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