



## 2 Arnold Road

, Stoke Golding, CV13 6JG

Offers In The Region Of £350,000

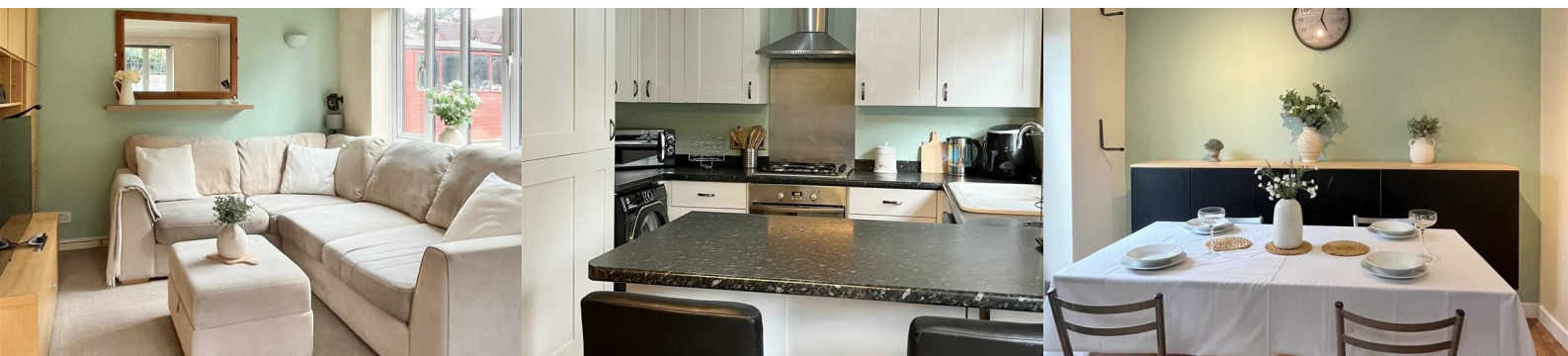


A modern 4 bedroom family detached house occupying a larger than average corner commanding position in the picturesque village of Stoke Golding.

The property has a side detached garage and driveway together with the additional benefit of double gated access to the side garden with potential for secure parking etc. The property has the addition benefits of gas central heating ((condensing combination boiler), PVCu double glazing, gardens to front, rear and side, 4 bedrooms, bathroom with shower, guest cloakroom, spacious breakfast kitchen/ dining room and southerly facing rear garden.

The property is within reasonable distance of all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

**MUST BE VIEWED.**



**Reception hall. 17'8" x 5'7". (5.39 x 1.72.)**

Easy treads staircase with spindle balustrade, laminate floor, coving, smoke alarm, PVCu double glazed side window, understairs cupboard and coving.

**Guest cloakroom (front). 6'3" x 2'9". (1.92 x 0.84.)**

Suite in white, low flush wc, wash hand basin, leaded PVCu double glazed window and laminate floor.

**Attractive lounge (side). 15'5" x 10'4". (4.72 x 3.16.)**

PVCu double glazed side and front window, radiator and 2 wall light points.

**Modern breakfast kitchen / dining room (rear). 17'8" x 9'6". (5.41 x 2.91.)**

Feature porcelain sink, range of attractive base and wall units (5 base, tall cupboard and 7 wall), associated work surfaces, integral breakfast bar, split level gas hob, electric (fan assisted) oven, extractor hood, PVCu double glazed window, twin PVCu double glazed french doors and a wall mounted gas fired (fan assisted) condensing combination boiler ( Worcester Greenstar 8000).

**First floor landing.**

Roof void access hatch leading to partially board roof void via a retractable aluminium ladder, leaded PVCu double glazed window and linen cupboard

**Bedroom 1 (side). 13'6" x 8'7". (4.13 x 2.63.)**

PVCu double glazed window and radiator.

**Bedroom 2 (rear). 9'4" x 8'2". (2.86 x 2.51.)**

PVCu double glazed window and radiator.

**Bedroom 3 (front). 8'1" x 5'10" (2.47 x 1.80)**

PVCu double glazed window, radiator, laminate floor and cupboards.

**Bedroom 4 (front). 10'0" x 6'7". (3.06 x 2.03.)**

Lead double glazed bay window, fitted dressing table, radiator and fitted single wardrobes with bridging unit.

**Modern bathroom (side). 6'10" x 5'10". (2.10 x 1.80.)**

Suite in white, bow shaped bath with chrome mixer shower and side screen, low flush wc, wash hand basin in vanity unit with two base doors, chrome ladder style radiator and obscure PVCu double glazed window, wall cabinet with twin mirrored doors and plinth downlights.

**Outside**

Front garden with driveway.

Southerly facing rear garden,

Spacious side garden with double gated access with potential security vehicle parking etc, established lawn, and shed / workshop.

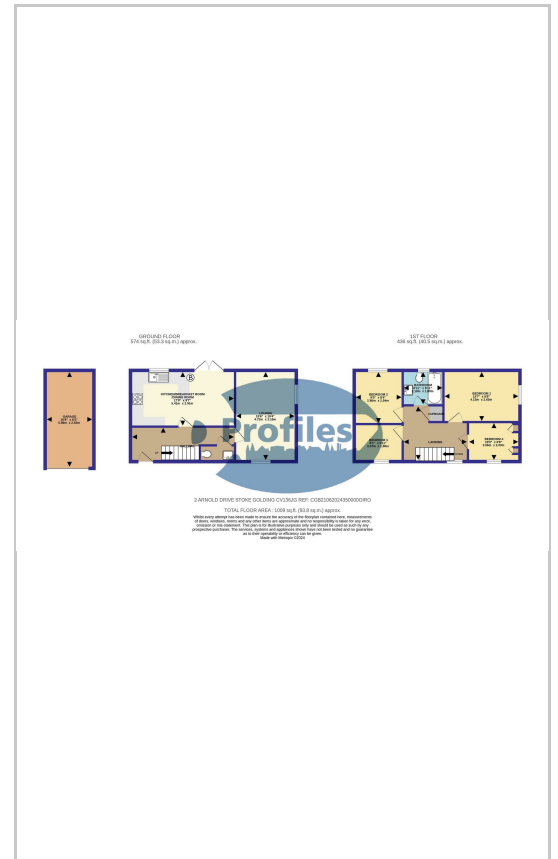
**Detached garage. 16'7" x 8'3". (5.08 x 2.52.)**

Up and over door, light and power points.

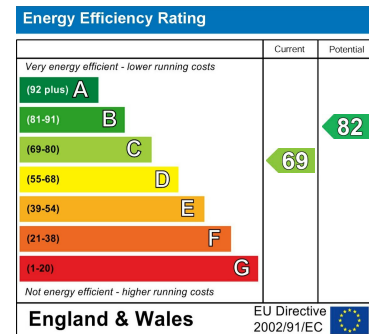
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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