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Arlescote Road

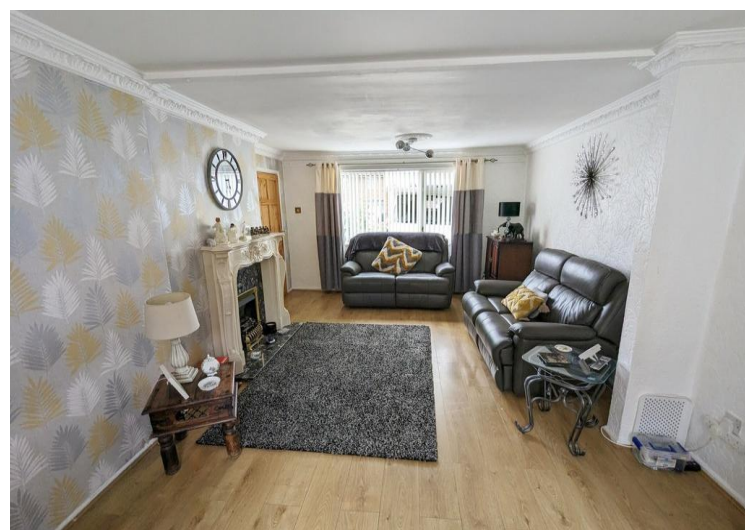
Solihull, West Midlands, B92 9HX

- A Well Maintained Mid-Terrace Family Home
- Three Bedrooms
- Spacious Through Lounge/Diner
- Conservatory

£247,500

EPC Rating - 72

Current Council Tax Band - C





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a pebbled driveway providing off road parking with a paved footpath extending to a part glazed front door leading into



Entrance Hallway

With tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage area and door leading off to

Spacious Through Lounge/Diner

19' 11" x 12' (6.07m x 3.66m) With UPVC double glazed windows to front and rear elevations, laminate flooring, Adam style fireplace with marble hearth and living flame gas fire, wall mounted radiator and two ceiling light points



Fitted Kitchen to Rear

11' x 7' 11" (3.35m x 2.41 m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Mosaic tiling to splash back areas, laminate flooring, ceiling light point, UPVC double glazed window to rear and glazed door leading to



Conservatory

14' 4" x 10' 7" (4.37m x 3.23m) With double glazed windows, polycarbonate roof, tiled flooring, ceiling light and fan, radiator and double glazed French doors leading out to the rear garden

Landing

With ceiling light point, loft hatch, airing cupboard and doors leading off to



Bedroom One to Front

11' 5" x 11' 4" (3.48m x 3.45m) With double glazed window to front elevation, wall to wall fitted wardrobes, radiator and ceiling light point

Bedroom Two to Rear

13' x 8' 4" (3.96m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

7' 5" x 6' 2" (2.26m x 1.88m) With double glazed window to front elevation, over stairs wardrobe, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling light point and two obscure double glazed windows to the rear elevation



Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, planted shrubs and bushes, brick built storage shed and gate to shared passageway leading to front of property

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.