



smarthomes

## Arlescote Road

Solihull, West Midlands, B92 9HY

- A Very Well Presented Semi Detached Property
- Three Bedrooms
- Dual Aspect Lounge
- Re-Fitted Shower Room

**£270,000**

EPC Rating 63

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 accessed via a pathway with lawned area leading up to

### Enclosed Porch

With double glazed doors and matching side windows and double glazed door with window to side leading through to





### Entrance Hallway

With ceiling light point, central heating radiator, wooden effect flooring, dado rail, coving to ceiling, ceiling light, stairs leading to the first floor accommodation and doors leading off to

### Guest W.C

6' 3" (to window) x 4' 4" (1.91m x 1.32m) Being fitted with close coupled WC and pedestal wash hand basin, double glazed window to side and door to under stairs storage with wall mounted gas boiler.



### Dual Aspect Lounge

19' 5" x 10' 10" (5.92m x 3.3m) With double glazed windows to front and rear, two central heating radiators, two wall light points, two ceiling light points, coving to ceiling, built-in cupboard, fireplace with marble hearth and inset living flame gas fire,

### Breakfast Kitchen

8' 3" x 12' 11" (2.51m x 3.94m) Being fitted with a range of wooden fronted wall and base units with work surfaces over, breakfast bar, sink and drainer unit, tiling to splashback areas, built-in double oven, gas hob and integrated extractor, space for washing machine, integrated fridge and freezer, central heating radiator, coving to ceiling, strip light to ceiling, double glazed window to rear, double glazed door to side elevation with matching window.



### Accommodation On The First Floor

#### Landing

With ceiling light point, coving to ceiling, double glazed window, loft hatch, over stairs storage cupboard housing hot water storage tanks and doors leading off to



#### Bedroom One to Front

6' 8" x 10' 11" (2.03m x 3.33m) With double glazed window to front elevation, central heating radiator and ceiling light point

#### Bedroom Two to Rear

12' 6" x 10' 11" (3.81m x 3.33m) With double glazed window to rear elevation, central heating radiator and ceiling light point





### Bedroom Three

12' 4" x 8' 2" (3.76m x 2.49m) With double glazed window, central heating radiator and ceiling light point

### Modern Shower Room to Front

8' 10" x 4' 6" (2.69m x 1.37m) Being fitted with oversized shower tray with glazed screen, thermostatic shower, wash hand basin set into vanity unit, central heating radiator forming towel rail, ceramic tiling to wall and obscure double glazed window to front.

### Separate WC

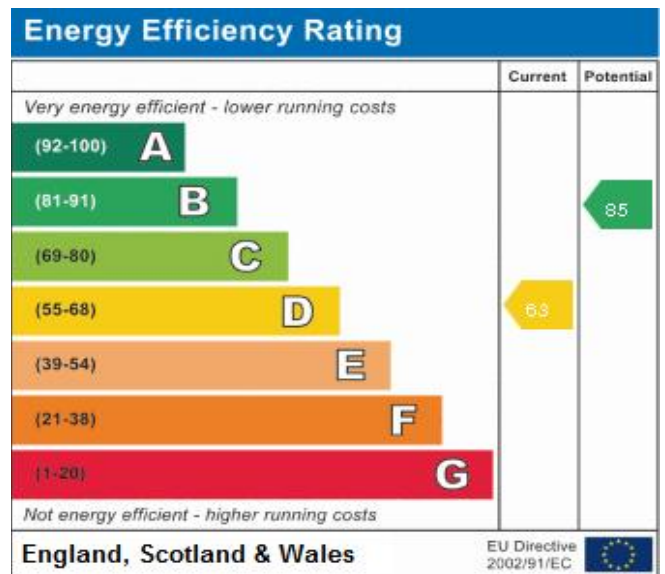
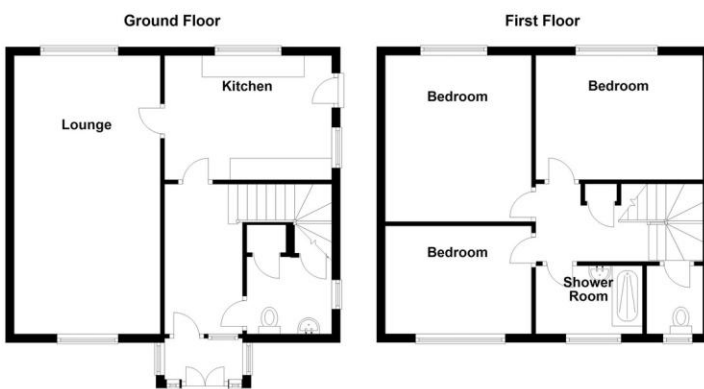
With low flush WC, double glazed window to side, dado railing and ceiling light.

### Rear Garden

Being mainly laid to lawn with good sized paved patio area, panelled fencing to boundaries, planted borders and path leading to rear garden with timber built garden shed.

### 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



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