



smarthomes

**Arlescote Road**

Solihull

- A Well Presented Three Bedroom Family Home
- Modern Fitted Kitchen & Family Bathroom
- Southerly Facing Rear Garden
- Through Lounge/Diner

**Offers Over £285,000**

Current EPC Rating - TBC  
Current Council Tax Band - C





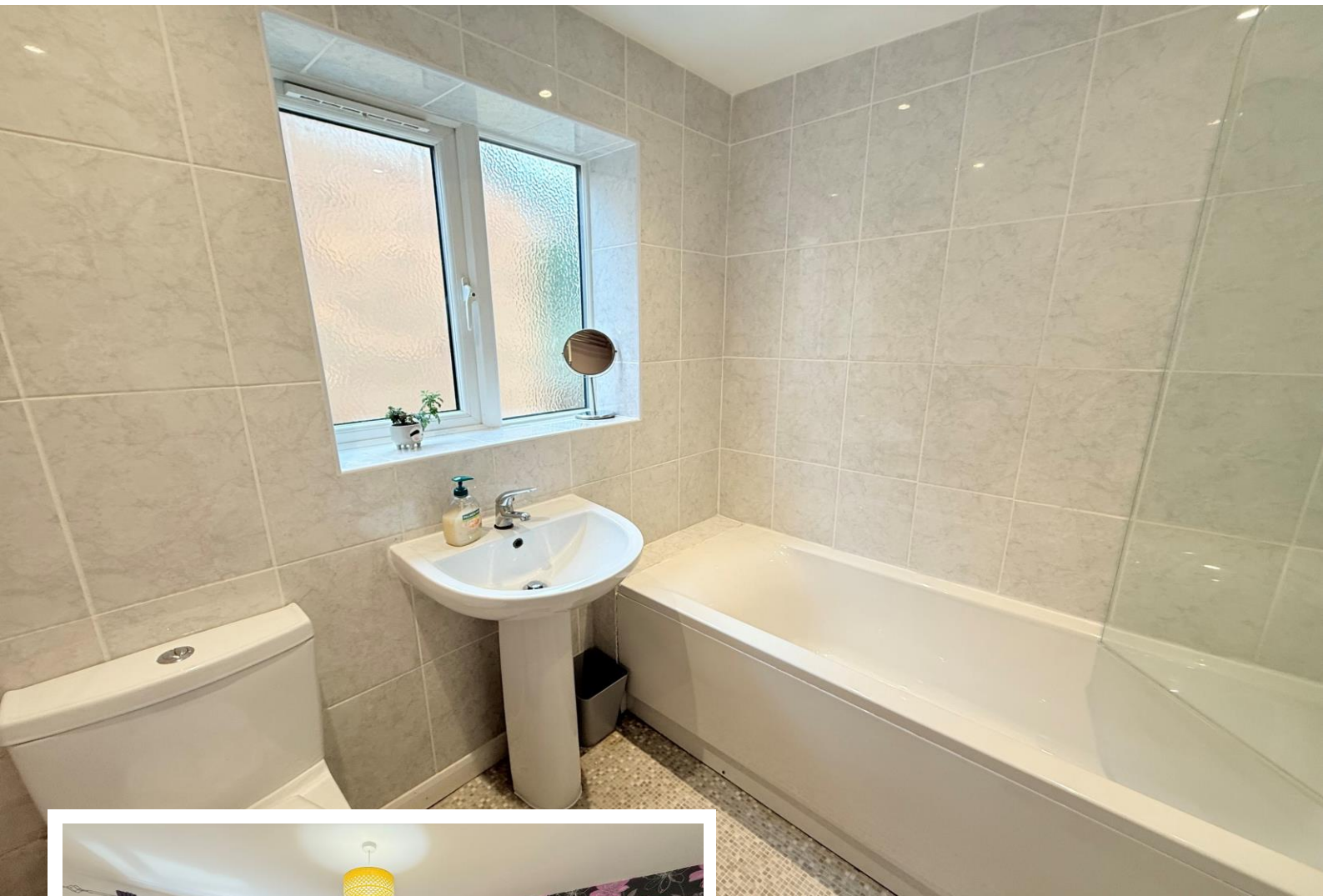


## Property Description

A well presented semi-detached family home offering accommodation comprising a through lounge/diner, fitted kitchen, conservatory, three bedrooms, family bathroom, Southerly facing rear garden and driveway parking

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 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.





## Rooms & Measurements

Through Lounge/Diner 6.45m x 2.97m (21'2" x 9'9")

Conservatory 4.62m x 2.84m (15'2" x 9'4")

Fitted Kitchen to Rear 4.06m x 2.67m (13'4" x 8'9")

Bedroom One to Rear 4.06m x 2.95m (13'4" x 9'8")

Bedroom Two to Front 3.07m x 2.13m (10'1" x 7'0")

Bedroom Three to Rear 2.74m x 1.98m min (9'0" x 6'6" min)

Family Bathroom to Side 1.98m x 1.83m (6'6" x 6'0")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band – C





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