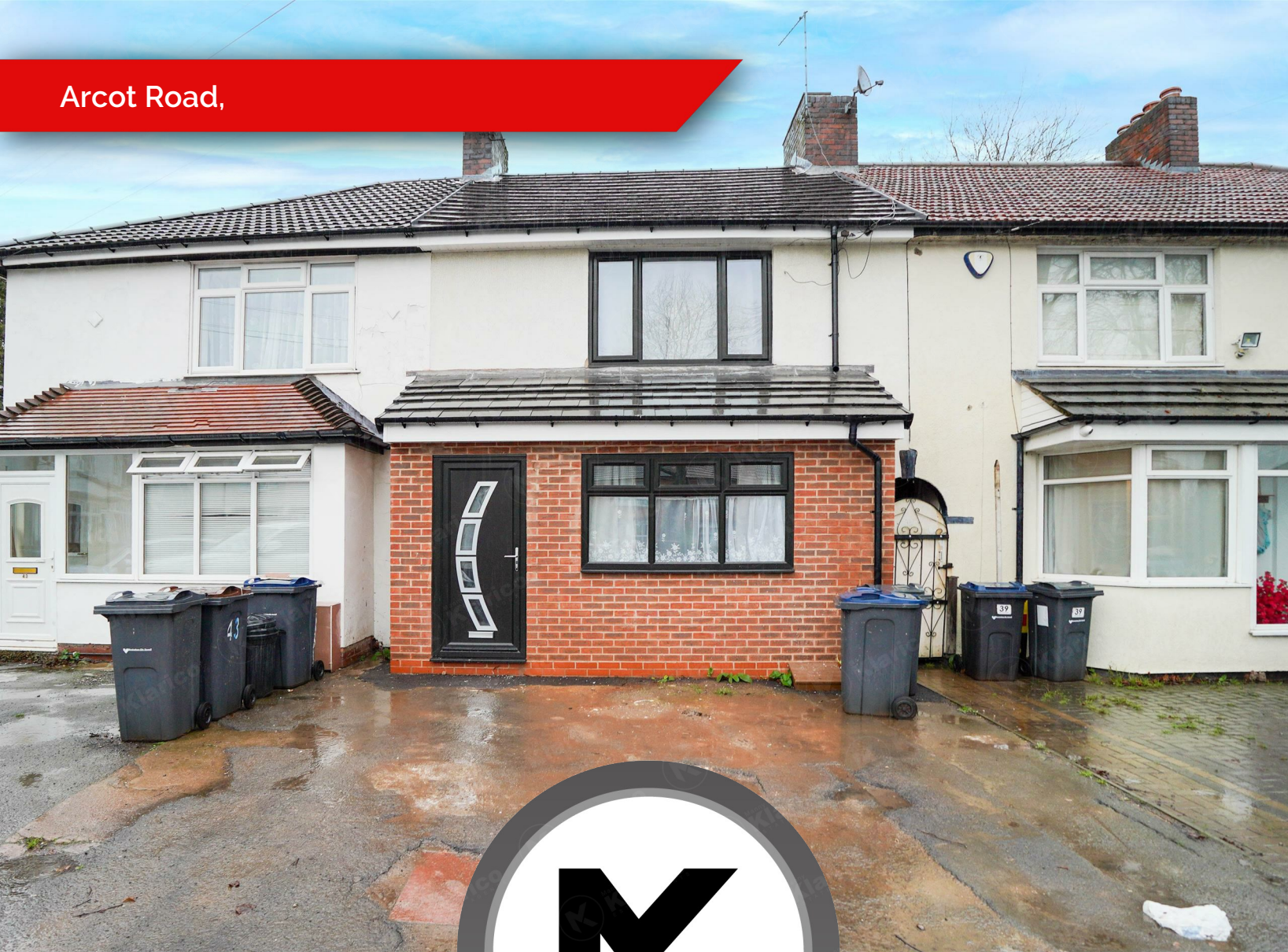


Arcot Road,



£1,300 PCM

Arcot Road,

- Mid-Terrace
- 3 Bedrooms
- Off-Road Parking
- Gas Central Heating
- Reception Room
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home

Tenure:

Council Tax Band: A

Nestled on the charming Arcot Road in Hall Green, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 944 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for both relaxation and entertaining guests. The house features two modern bathrooms, ensuring that morning routines run smoothly for all occupants.

Constructed between 1930 and 1939, this property has been meticulously maintained and is presented in great condition, allowing you to move in with ease. The surrounding area is known for its friendly community and excellent amenities, making it a desirable location for both families and professionals alike.

For those with vehicles, the property offers parking for two cars, a valuable asset in this bustling neighbourhood. With its combination of space, style, and practicality, this home on Arcot Road is a wonderful opportunity not to be missed. Whether you are looking to settle down or invest, this property is sure to meet your needs.

Reception Room

5.25m x 2.61m (17'3" x 8'7")

Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting

Kitchen/Dining Room

5.46m x 4.64m (17'11" x 15'3")

Double glazed window to rear, door to rear, double glazed Velux windows, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, plumbing for white goods, wall mounted radiator

Shower Room

2.00m x 1.43m (6'7" x 4'8")

Privacy double glazed window to rear, tile flooring, wall tiles, walk-in shower, wash basin with mixer tap, toilet, extractor fan, heated towel rail

Bedroom 1

2.76m x 5.19m (9'1" x 17'0")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

4.19m x 2.19m (13'9" x 7'2")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

2.64m x 1.59m (8'8" x 5'3")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

2.84m x 1.19m (9'4" x 3'11")

Privacy double glazed window to rear, tile flooring, wall tiles, corner shower unit, wash basin with mixer tap, toilet, extractor fan, heated towel rail

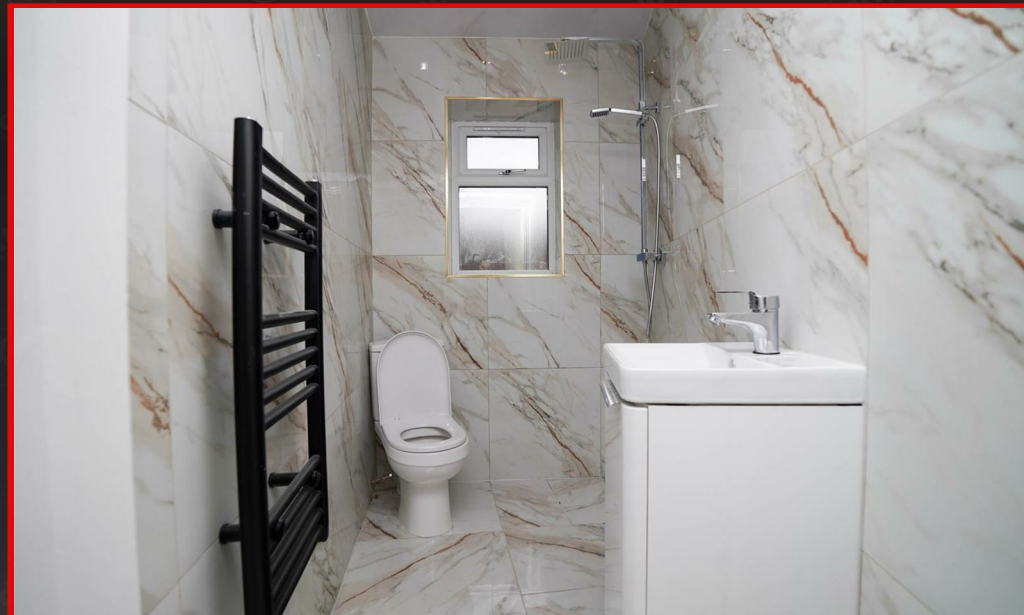
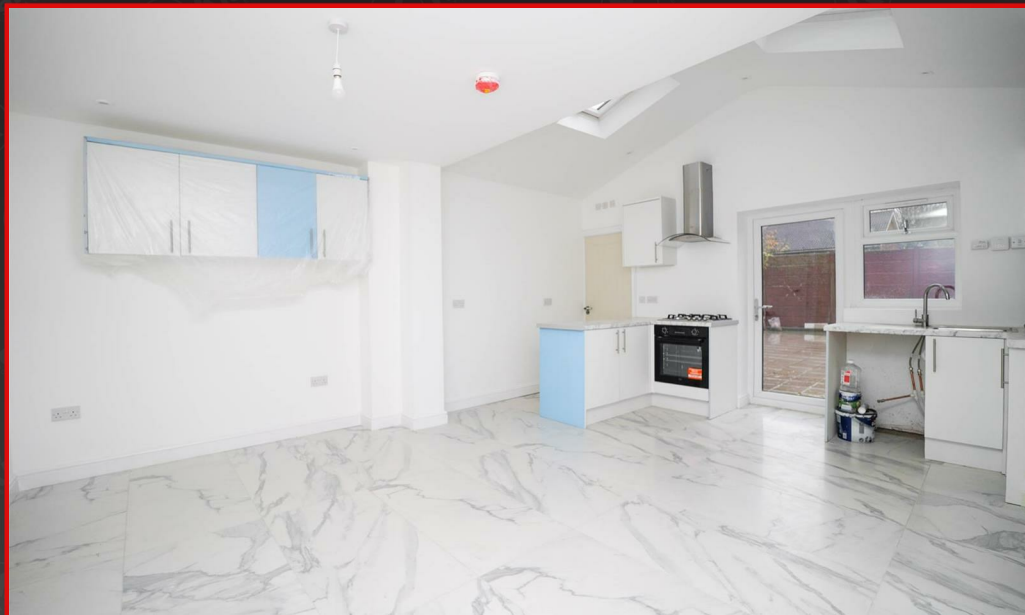
Garden

Spacious garden, garden slabs, privacy from rear, fence panels to boundaries

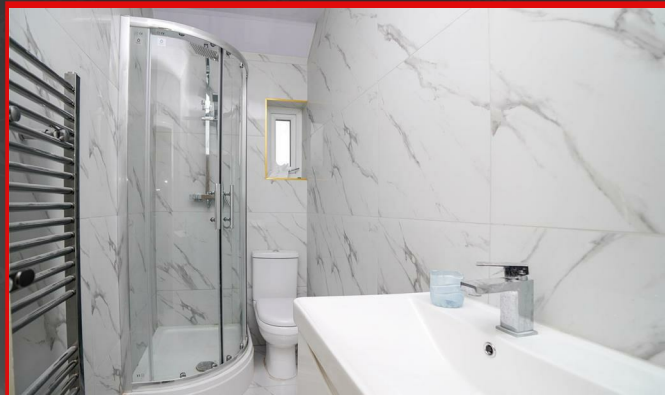
Directions



Arcot Road,



Arcot Road,



Arcot Road,



Arcot Road,



Manny
Klarico
ESTATE AGENTS



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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