



93 Arlescote Road
Solihull, B92 9HZ

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

Nestled in the vibrant city of Solihull, this charming three-bedroom property offers exceptional potential to become a wonderful home. With convenient transport links and amenities nearby, the property also benefits from a garden and open-plan living areas, providing a perfect blend of comfort and practicality.

Key features

- Three well-appointed bedrooms including two spacious doubles, offering ample comfort and privacy.
- Open-plan living and dining room area which creates a seamless flow throughout the downstairs, ideal for entertaining.
- Stylish family bathroom equipped with a walk-in shower cubicle, combining sophistication and functionality.
- Charming kitchen providing access to the rear garden and two patio areas, ideal for outdoor enjoyment.
- Off-road parking which provides space to accommodate two vehicles, ensuring convenience and ease.

772 sq ft (71.7 sq m)





The living room

To the right of the entrance hall, you are greeted by the inviting living room. The room features an electric fireplace and ample space for furniture, offering a wonderful opportunity to create a cosy and welcoming family space.





The dining room

Adjoining the living room is the dining which provides a seamless flow and connectivity throughout the downstairs living areas. With a large double glazed window overlooking the garden, the room is bathed in natural light and enjoys a picturesque garden view. This inviting space is perfect for family meals and entertaining guests.





The kitchen

At the end of the hallway is the kitchen. Equipped with an oven and hob, a sink with basin and plumbing for a washing machine, this space provides functionality, as well as outdoor access to the garden, via a French door.





Bedroom one

Bedroom one is a well-sized double room offering ample space for furniture. It features a large double-glazed window overlooking the front of the property, filling the room with natural light. This room makes a wonderful primary bedroom, combining comfort and functionality.



Bedroom two

Adjacent to bedroom one is bedroom two, another spacious double bedroom with views overlooking the garden. This versatile room offers ample space, making it ideal for use as a children's bedroom or a spare room.





Bedroom three

Completing the upstairs accommodation is bedroom three, a quaint single bedroom with views overlooking the front of the property. This cosy room offers a charming and intimate space, perfect for a child's room or a home office.



The bathroom

Opposite bedroom two is a well-appointed bathroom. This stylish and functional space features a walk-in shower cubicle, a bath, a WC and a washbasin, providing convenience and comfort to all the bedrooms.





The garden

The property also features a lawned garden, surrounded by mature shrubs and fencing for added privacy. It features two patio areas, perfect for year-round enjoyment and serves as an ideal retreat for relaxation and entertainment.



Location

Solihull is a desirable town south of Birmingham which blends suburban charm with modern amenities, making it ideal for all.

Solihull boasts outstanding schools, including Tudor Grange Primary Academy, St. Alphege Church of England Junior School, Tudor Grange Academy, Arden Academy and the independent Solihull School.

The town has an excellent railway station offering direct services to Birmingham, London and other major cities. The M42 and M40 motorways provide quick access to the national road network, as well as the nearby Birmingham Airport.

Solihull centre features several shopping centres with high-street retailers, designer boutiques and several supermarkets, as well as a diverse dining scene with numerous restaurants, cafes, and bistros.

Malvern and Brueton Park offer green spaces for walking and picnicking, with the Parkridge Centre providing nature trails. Solihull also has several golf courses and leisure centres with swimming, gyms and sports courts.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax - Band C



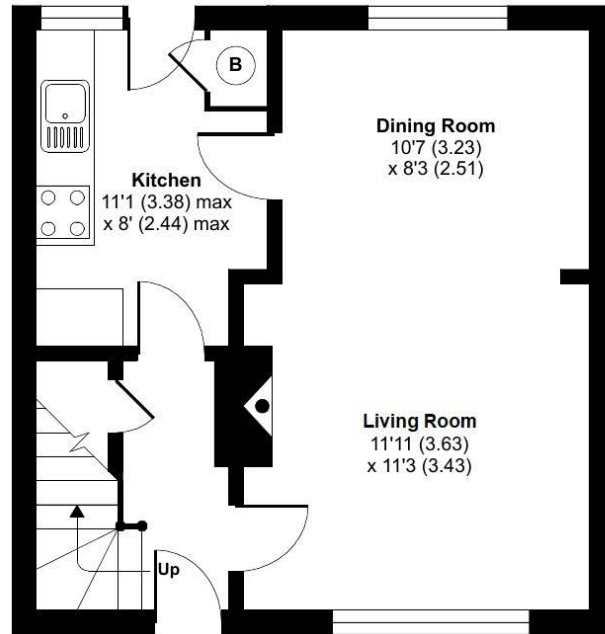
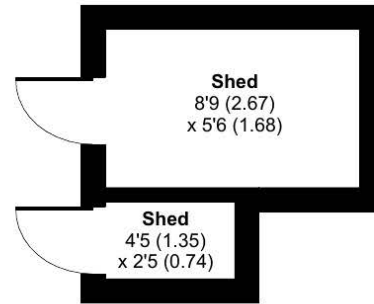
Arlescote Road, B92

Approximate Area = 772 sq ft / 71.7 sq m

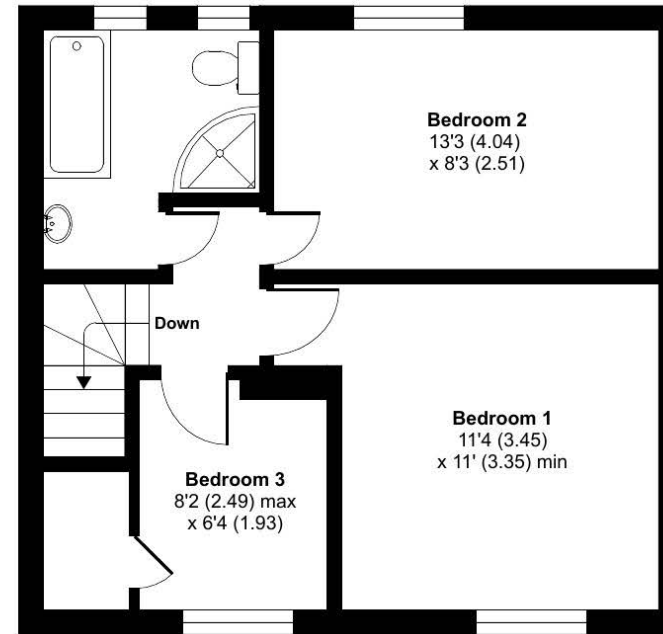
Outbuilding = 62 sq ft / 5.7 sq m

Total = 834 sq ft / 77.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for Andrew Grant. REF: 1151858

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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