

DRAKES

ESTATE AGENTS



Arbury Hall Road, Shirley, B90 4PZ

Offers Over £395,000

- An Impressive Extended Semi-Detached
- Three Bedrooms
- Lounge
- Extended Modern Dining Kitchen
- Guest WC
- Modern Family Bathroom
- Landscaped Rear Garden
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 5.69m x 2.87m (18'8" x 9'5")

Kitchen/Dining area - 7.7m x 4.37m (25'3" x 14'4") max

Living Area to rear - 4.27m x 3.48m (14'0" x 11'5")

Bedroom One to rear - 3.23m x 3.18m (10'7" x 10'5") plus wardrobe space

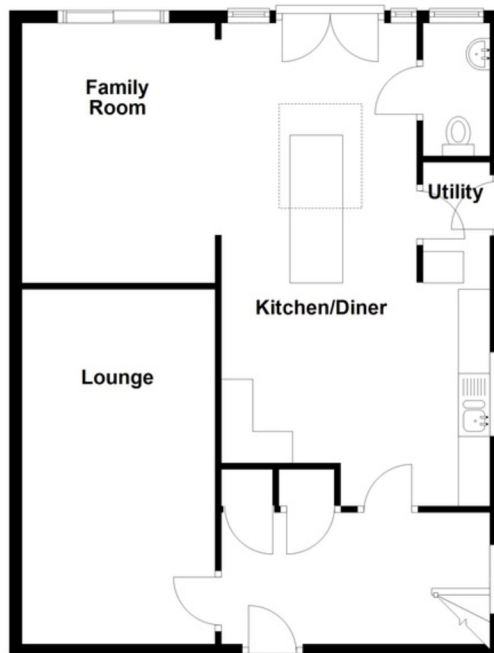
Bedroom Two to rear - 3.56m x 3.02m (11'8" x 9'11")

Bedroom Three to front - 2.11m x 3.02m (6'11" x 9'11")

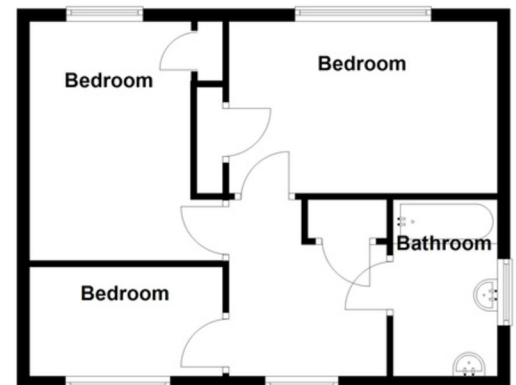
Bathroom to front - 2.44m x 1.7m (8'0" x 5'7")

An impressive, extended semi-detached property within excellent school catchment areas with beautifully presented accommodation comprising in brief of reception hall, lounge, extended modern dining kitchen, guest WC, three bedrooms, modern family bathroom, landscaped rear garden and driveway providing off-road parking.

Ground Floor
Approx. 789.5 sq. feet



First Floor
Approx. 451.1 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		76
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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