

Arden Road, Aston Birmingham B6 6AR







## welcome to

## Arden Road, Aston Birmingham

\*\*\*SIX BEDROOM\*\*\*FREEHOLD\*\*\*THREE BATHROOM\*\*\*LOFT EXTENSION\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATED\*\*\*DOUBLE FRONTED\*\*\*

#### **Agent Note**

Council Tax Band C

**Approach** Gated front garden with block paving

**Entrance Porch** Double glazed porch with UPVC door

**Entrance Hall** Laminate flooring, ceiling light point and spot lights, radiator, understairs cupboard

#### Lounge

12' 6" x 11' 4" ( 3.81m x 3.45m ) Double glazed window to front of the property, open lounge to diner, carpeted, radiator

#### **Dining Room**

12' 7" x 10' 7" ( 3.84m x 3.23m ) Double glazed window to the side of the property, ceiling light point, wall and spot lights, carpeted, opening into lounge

#### Kitchen

14' 5" x 12' 7" ( 4.39m x 3.84m ) Double glazed window to the side of the property, UPVC door into garden, wall mounted boiler, a range of wall and base units with a roll top worksurface, sink and drain, spot lights, space for a freestanding double oven and gas hob

#### **Downstairs Bathroom**

Double glazed window to the rear of the property, bath with over head shower, sink with vanity unit, tiled flooring and walls, ceiling light point,

#### Landing

Double glazed windows to front and rear of the









#### property, radiator

#### **Bedroom One**

12' 6" x 10' 6" ( 3.81m x 3.20m ) Double glazed window to the rear of the property, carpeted, ceiling light point, fitted wardrobes with overhead cupboards, radiator

#### Bedroom Two

11' 3" x 10' 6" ( 3.43m x 3.20m ) Double glazed window to the front of the property, carpeted, ceiling light point, fitted wardrobes, radiator

#### **Bedroom Three**

11' 2" x 12' 7" (  $3.40m\ x\ 3.84m$  ) Double glazed window to the front of the property, carpeted, ceiling light point, fitted wardrobes with overhead cupboards, radiator

#### Bathroom

Double glazed window to rear of the property, double shower, tiled floor and walls, WC, hand wash basin,

#### Second Floor Bedroom Four

13' 4" x 10' 11" ( 4.06m x 3.33m ) Double glazed sky light, carpet, ceiling light point

#### **Bedroom Five**

10' 7" x 10' 4" ( $3.23m\ x\ 3.15m$ ) Double glazed sky light, carpet, ceiling light point, fitted wardrobe

#### **Bedroom Six**

10' 2" x 7' 8" ( $3.10m\ x\ 2.34m$ ) Two double glazed sky light, carpet, ceiling light point, en-suite off the bedroom

#### Ensuite



Double glazed window to the rear of the property, small shower, WC, hand wash basin, heated towel rail

#### **Rear Garden**

Block paved, side access, shed, water tap

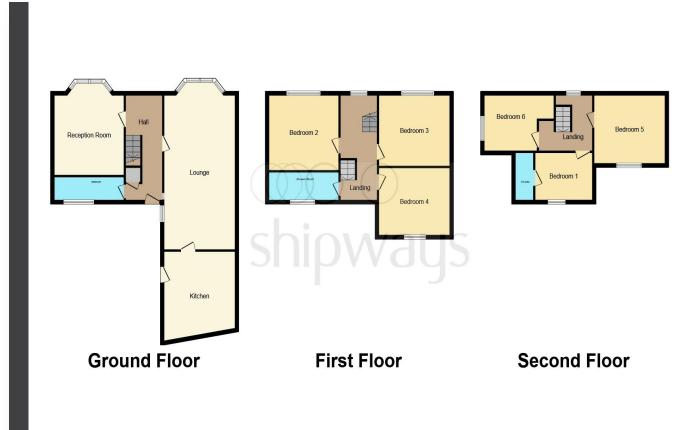
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## Arden Road, Aston Birmingham

- SIX BEDROOM
- FREEHOLD
- THREE BATHROOM
- LOFT EXTENSION
- DOUBLE GLAZED

Tenure: Freehold EPC Rating: E

# £360,000



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