



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

Tenure: Freehold EPC Rating: E

£360,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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