



**Arlington Grove, Birmingham B14 4QF**

**welcome to**

## **Arlington Grove, Birmingham**

A well presented two bedroom mid-terrace, nestled in a quiet cul-de-sac. The property is perfectly suited for First Time Buyers looking to start their homeowner journey with close proximity to local amenities and well regarded schools.

### **Agent Note**

The Council Tax Band is B.

### **Entrance Hall**

Obscure double glazed door to front. Central heating radiator,

### **Lounge**

14' x 11' 9" max ( 4.27m x 3.58m max )

Double glazed window to front. Central heating radiator, gas fire and access to storage cupboard.

### **Kitchen**

12' x 9' 4" plus door recess ( 3.66m x 2.84m plus door recess )

Two double glazed windows to rear and obscure double glazed door to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, electric hob, splashback and extractor hood over). Space for free standing appliances (fridge-freezer & washing machine). Access to storage cupboard.

### **Landing**

Access to storage cupboard and loft.

### **Bedroom One**

15' 11" to storage x 10' 9" ( 4.85m to storage x 3.28m )

Double glazed window to front. Central heating radiator and access to storage cupboard (housing the boiler).

### **Bedroom Two**

12' 10" x 8' 10" ( 3.91m x 2.69m )

Double glazed window to rear. Central heating radiator.

### **Bathroom**

Obscure double glazed window to rear. Low level

toilet, wall mounted hand wash basin, bath and walk in shower. Tiling to splash prone areas and tiling to splash prone areas.

### **Rear Garden**

Patio area with steps ascending to laid lawn. Space for shed and access to outside WC.





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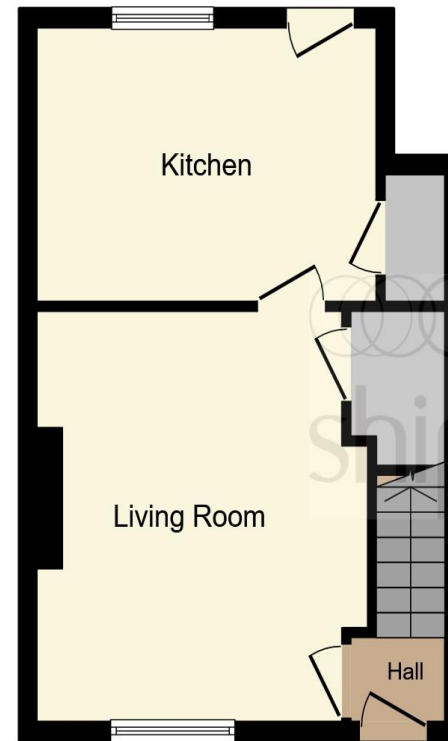
## Arlington Grove, Birmingham

- TWO BEDROOM MID-TERRACE
- LOUNGE
- KITCHEN
- BATHROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

**£190,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



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