



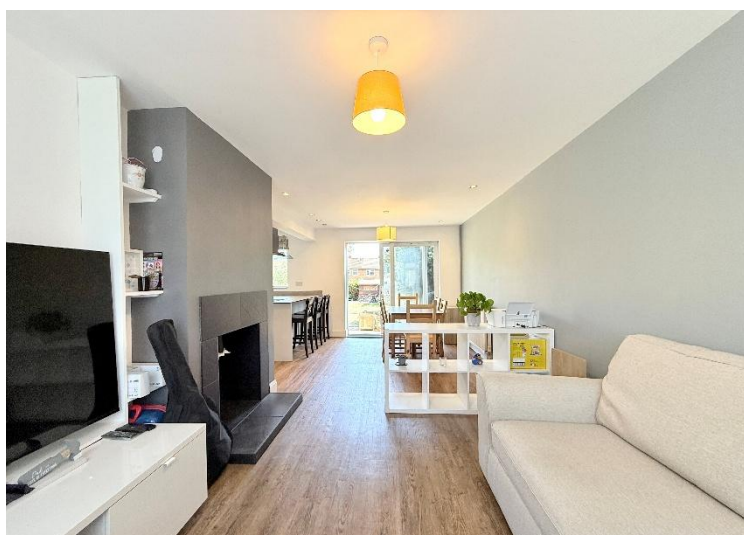
Arlescote Road

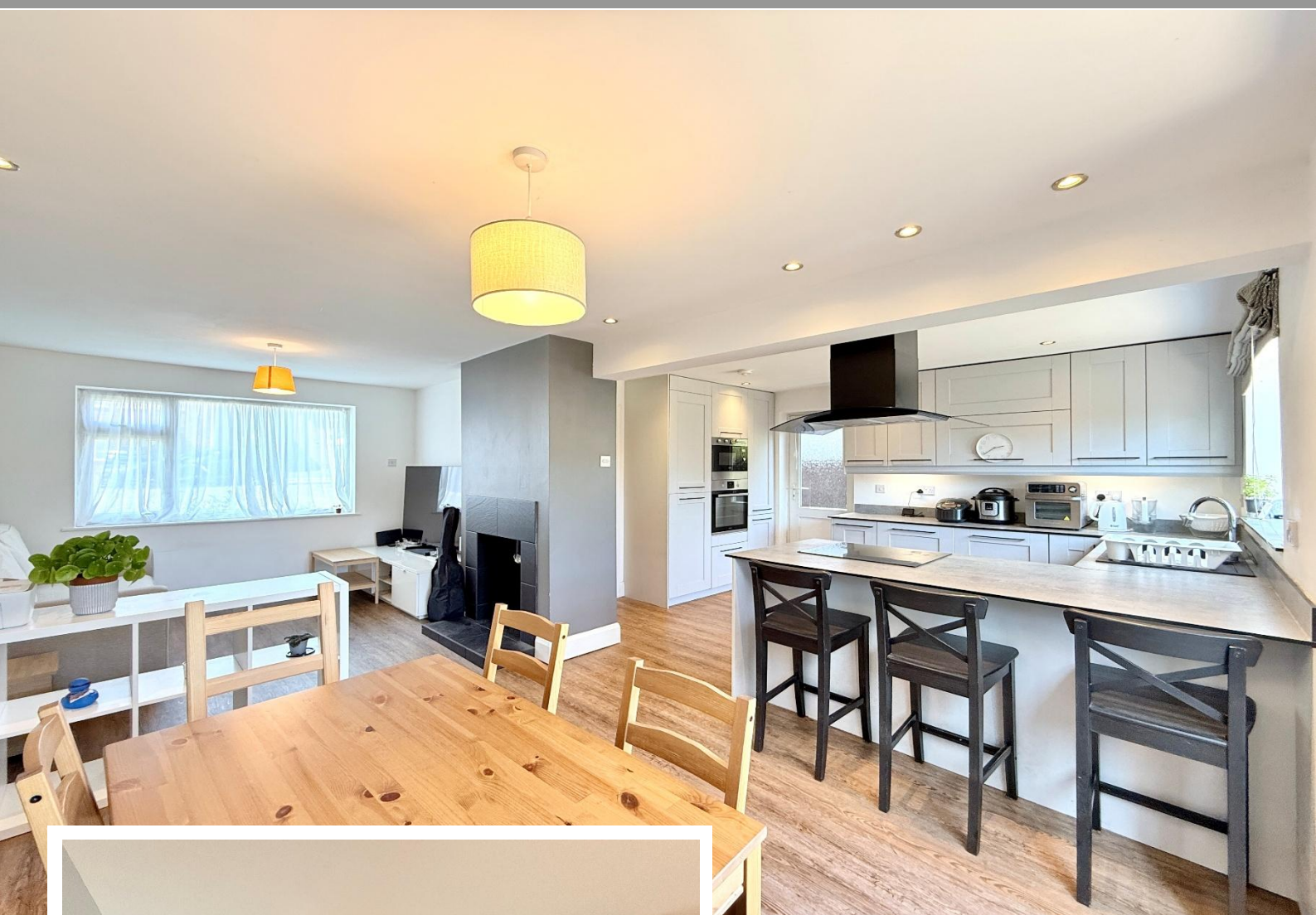
Solihull

- A Well Presented Semi-Detached Family Home
- Three Good Sized Bedrooms
- Open Plan Re-Fitted Kitchen/Diner & Lounge
- Southerly Facing Rear Garden
- Modern Family Bathroom
- No Upward Chain

£280,000

Current EPC Rating 68 (D)
Current Council Tax Band C





Property Description

A well presented semi-detached family home benefiting from no upward chain and offering accommodation comprising an open plan re-fitted kitchen/diner and lounge, three good size bedrooms, modern family bathroom and Southerly facing rear garden

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Entrance Hallway

Open Plan Re-Fitted Kitchen/Diner & Lounge Kitchen/Diner
5.92m x 4.11m (19'5" x 13'6")

Lounge to Front - 3.18m x 2.97m (10'5" x 9'9")

Bedroom One to Rear - 3.68m x 2.95m (12'1" x 9'8")

Bedroom Two to Front - 3.1m x 2.06m (10'2" x 6'9")

Bedroom Three to Rear - 2.77m x 1.98m (9'1" x 6'6")

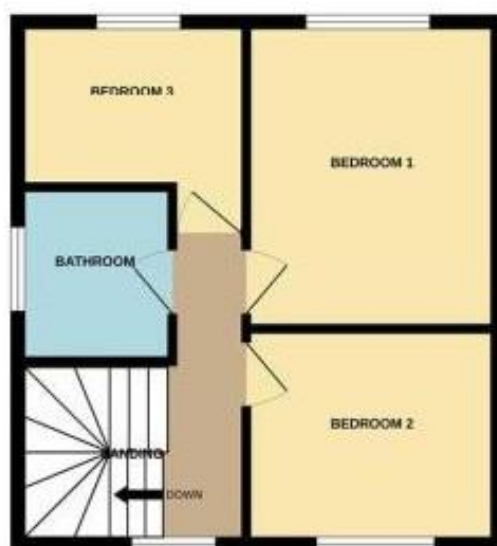
Modern Family Bathroom to Side - 1.98m x 1.75m (6'6" x 5'9")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor.

Current council tax band – C



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.