



Arundel Road, Nr Hollywood

Offers Around £250,000

- PORCH
- LOUNGE DINER
- GARDEN ROOM
- THREE BEDROOMS
- REAR GARDEN
- HALLWAY
- REFITTED KITCHEN
- GROUND FLOOR WC
- SHOWER ROOM
- FRONT HARD STANDING

Situated in this popular and convenient location this well appointed traditional end of terraced house close to the local amenities of Maypole, Hollywood and Wythall, is ideal for first time buyers or buy to let investment.

Well regarded primary and senior schools are within close proximity subject to confirmation from the Education Department and there is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

An ideal location for this extended three bedroom end of terraced property, set back from the road via a block edged tarmac hard standing, UPVC double glazed sliding patio doors open into the

PORCH

Having oak door into the

HALLWAY



Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the refitted kitchen and

LOUNGE DINER **24'7 into bay x 9'11 (7.49m into bay x 3.02m)**



Having UPVC double glazed bay window to the front, two ceiling light points, central heating radiator and modern fireplace with inset electric fire

REFITTED KITCHEN **17'0 x 5'4 (5.18m x 1.63m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, space for electric cooker with extractor over, integrated fridge freezer, ceramic wall tiles, ceiling light point open access into the

GARDEN ROOM **14'1 max x 6'3 (4.29m max x 1.91m)**

Having ceiling light point, central heating radiator, UPVC double glazed window and door to the rear garden and further door into the

WC

Having low level WC, wash hand basin, ceiling light point and UPVC double glazed window to the rear

LANDING

Having ceiling light point, loft access and doors to three bedrooms and shower room

BEDROOM 1
13'6 into bay x 9'11 (4.11m into bay x 3.02m)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM 2
11'0 x 9'11 (3.35m x 3.02m)

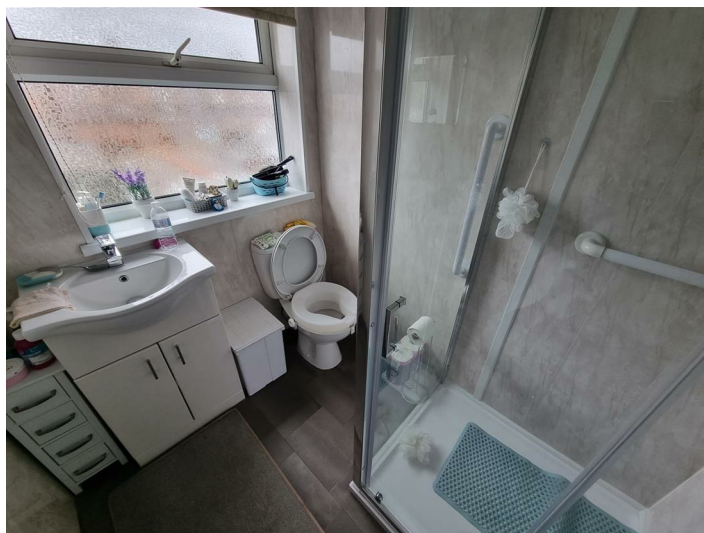


Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3
7'6 x 5'10 (2.29m x 1.78m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

SHOWER ROOM



Having shower enclosure, low level WC, wash hand basin in vanity unit, aqua panelling, ceiling light point, heated towel rail and UPVC double glazed window to the rear

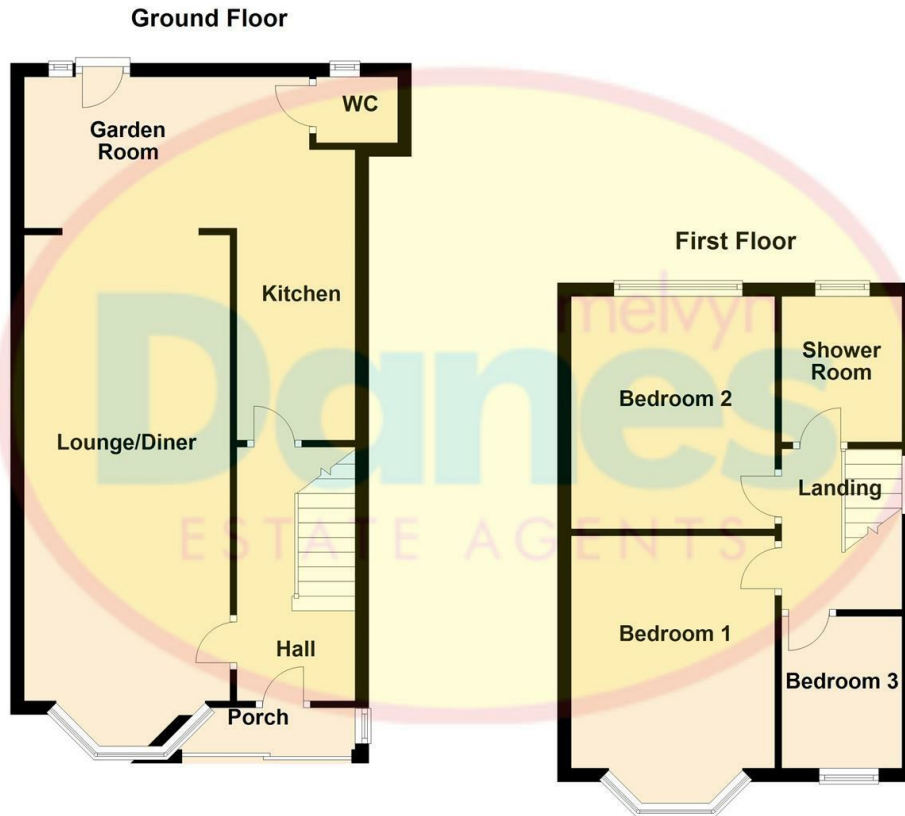
REAR GARDEN



Being paved for ease of maintenance, with fencing to boundaries and gated rear access

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



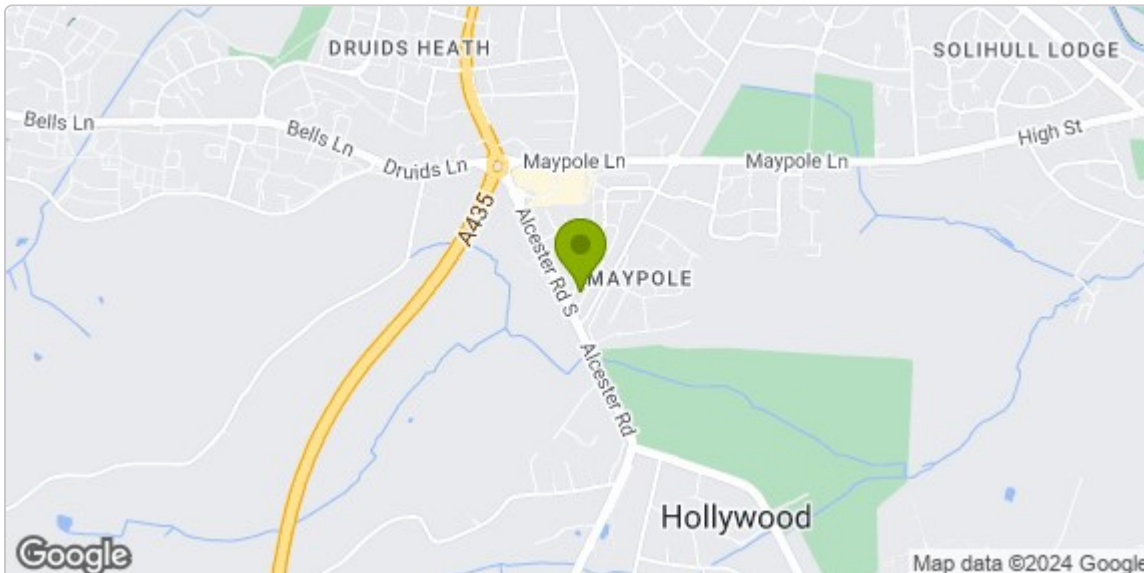
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
13 Arundel Road Nr Hollywood
Birmingham B14 5TY

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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