



# Arundel Road, Nr Hollywood

## Offers In Excess Of £200,000

- PORCH
- LOUNGE
- KITCHEN DINER
- BATHROOM
- REAR GARAGE
- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- REAR GARDEN
- NO CHAIN

A traditional semi detached house requiring substantial renovation and refurbishment close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, education facilities are subject to confirmation from the Education Department.

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 forming the hub of the midlands 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, Solihull, Kings Heath and the surrounding suburbs.

Set back from the road via a paved driveway

#### **PORCH**

#### **HALLWAY**

#### **LOUNGE**

**15'11 into bay x 11'5 max (4.85m into bay x 3.48m max)**

#### **DINING ROOM**

**11'8 x 9'9 (3.56m x 2.97m)**

#### **KITCHEN DINER**

**16'2 x 11'10 max (4.93m x 3.61m max)**

#### **GROUND FLOOR WC**

#### **LANDING**

#### **BEDROOM 1**

**11'10 x 10'2 (3.61m x 3.10m)**

#### **BEDROOM 2**

**11'10 x 11'2 (3.61m x 3.40m)**

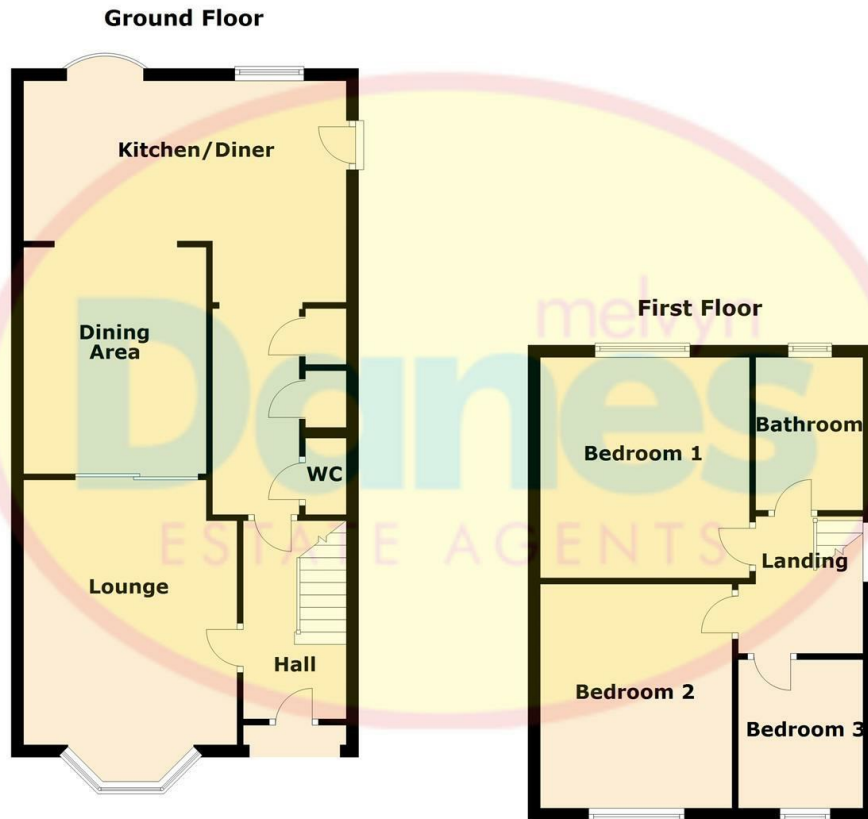
#### **BEDROOM 3**

**7'11 x 7'0 (2.41m x 2.13m)**

#### **BATHROOM**

## 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.



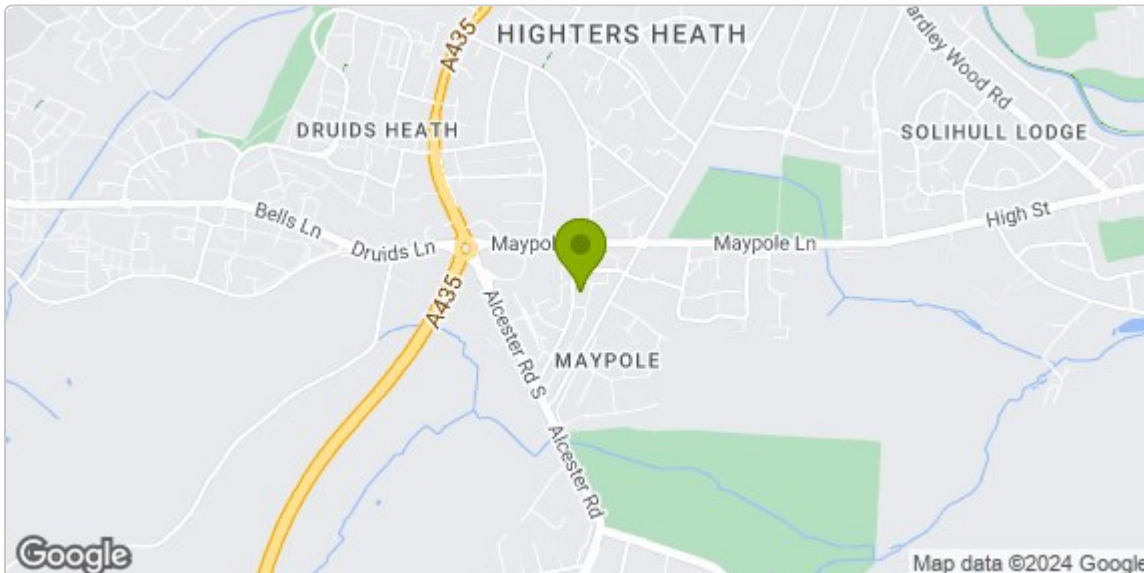
**ENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**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:**  
93 Arundel Road Nr Hollywood  
Birmingham B14 5UD

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
			<b>85</b>
		<b>65</b>	

England & Wales EU Directive 2002/91/EC

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