



Arcot Road, Birmingham

**burchell**  
edwards



## Property Description

Spacious Three-Bedroom Home with Loft Room, Driveway & Garden

This well-presented property offers generous living space and a versatile layout, perfect for families or professionals.

The ground floor features a welcoming living room and a kitchen diner, ideal for both everyday living and entertaining. The home also benefits from a family bathroom plus a separate wet room for added convenience.

Upstairs, there are three well-proportioned bedrooms, along with an additional loft room.

Externally, the property boasts a driveway for off-street parking and a private rear garden, offering plenty of outdoor space.

Situated in a desirable location, the home is close to local transport links and within easy reach of the train station, ensuring excellent connectivity for commuters.

## Lounge

17' 5" x 11' 9" ( 5.31m x 3.58m )  
Bay window to front elevation, electric fire place and central heating radiator.

## Dining Room

9' 6" x 8' 9" ( 2.90m x 2.67m )  
Central heating radiator and spotlights.

## Kitchen

11' 5" x 10' 10" ( 3.48m x 3.30m )  
Skylight, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space for appliances.

## Conservatory

10' 9" x 10' 9" ( 3.28m x 3.28m )

## Bedroom One

10' 8" x 9' 4" ( 3.25m x 2.84m )

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

7' 8" x 9' 10" ( 2.34m x 3.00m )

Double glazed window to rear elevation.

## Bedroom Three

12' 4" x 9' 5" ( 3.76m x 2.87m )

Double glazed window to rear elevation and central heating radiator.

## Loft Room

17' 2" x 7' 7" ( 5.23m x 2.31m )

Two skylights and storage.

## Bathroom

Double glazed obscure windows to side and rear elevations, WC, wash hand basin, bath with shower over, fully tiled walls and flooring.

## Front Garden

Driveway providing off road parking.

## Rear Garden

Patio area, storage shed, laid to lawn and flower beds.









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)

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHI208685](http://burchelledwards.co.uk/Property/SHI208685)



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHI208685 - 0003