



Arlescote Road, Solihull B92 9HY

welcome to

Arlescote Road, Solihull

A well-presented three-bedroom semi-detached home on Arlescote Road, Solihull, featuring a spacious open-plan kitchen/dining room, a garage conversion providing flexible living space, and a convenient ground floor WC-ideal for modern family living.

Cloakroom

Toilet, sink and laminate flooring.

Very private east facing garden, patio area and grass patch.

Lounge

14' 11" x 12' 5" (4.55m x 3.78m)

Window to front, radiator, laminate flooring, electric fire, double doors to rear to kitchen

Dining Room

15' 3" x 8' (4.65m x 2.44m)

Window to front, door to rear garden, radiator, laminate flooring and door to w.c.

Kitchen

15' 7" x 9' 9" (4.75m x 2.97m)

Windows and double doors to rear, breakfast bar, sink, double cooker, space for washing machine and fridge freezer, door to side and storage cupboard.

Landing

Airing cupboard with boiler and loft hatch.

Bedroom One

12' 11" x 10' 4" (3.94m x 3.15m)

Window to front, radiator and carpet.

Bedroom Two

12' 3" x 7' 8" (3.73m x 2.34m)

Window to rear, radiator and carpet.

Bedroom Three

9' 9" x 6' 6" (2.97m x 1.98m)

Window to front, radiator carpet and bulk head

Bathroom

Shower over bath, sink, toilet, towel radiator, full height tiling and two windows to the rear.

Rear Garden





view this property online shipways.co.uk/Property/SLY111806



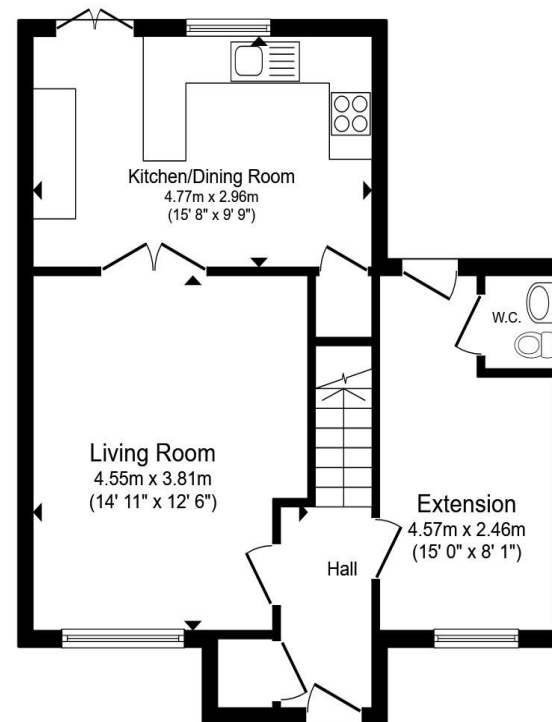
welcome to

Arlescote Road, Solihull

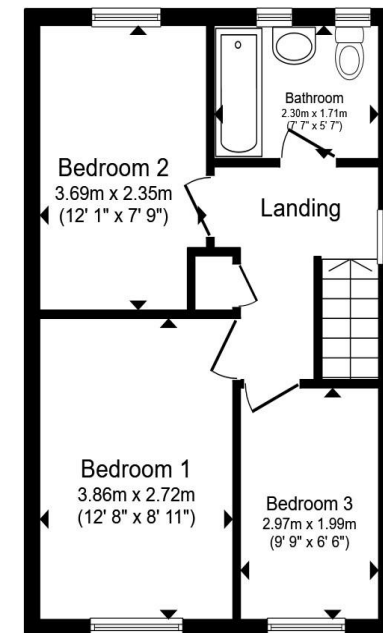
- Semi-detached
- Three bedrooms
- Spacious living room
- Open-plan kitchen/dining room
- Ground floor WC

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£375,000



Ground Floor



First Floor

Total floor area 86.4 m² (930 sq.ft.) approx

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.propertybox.io



view this property online shipways.co.uk/Property/SLY111806



Property Ref:
SLY111806 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 744 4595



shirley@shipways.co.uk



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



shipways.co.uk