



**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**



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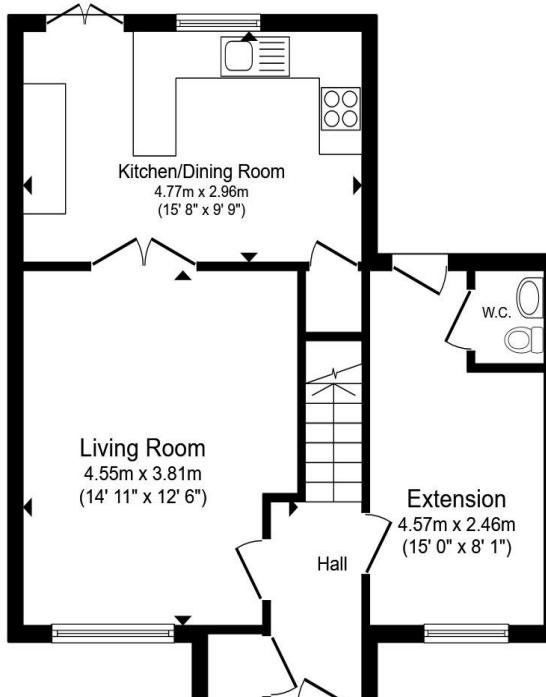
## Arlescote Road, Solihull

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

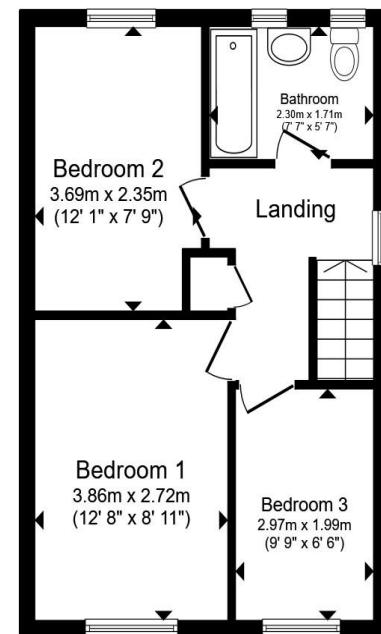
Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£375,000**



**Ground Floor**



**First Floor**

Total floor area 86.4 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
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