

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Arnold Road

Shirley, Solihull, B90 3JT

£1,925 Per Month



Hunters are delighted to present this spacious and modern three-bed semi-detached family home, ideally located within walking distance of the Stratford Road with its shops, restaurants, and transport links, whilst also boasting easy access for Streetsbrook Infant and Sharmans Cross Schools.

The property features a spacious porch, entrance hallway, and front reception room with bay window. The standout feature of the home is the extended rear reception room, which combines the kitchen, dining, and lounge areas. The kitchen is fitted with a breakfast bar, integrated fridge freezer, cooker, hob, and dishwasher. This bright and airy space benefits from full-width bi-folding doors opening onto the rear garden, a skylight, and access to the utility room, downstairs WC, and garage.

To the first floor, there are two double bedrooms and a well-proportioned single bedroom, which could also serve as a home office. The bathroom features a roll-top bath, pedestal sink, and separate shower cubicle, with a separate WC.

Further benefits include neutral decor throughout, double glazing, gas central heating, mature rear garden with decked area, off road parking and garage.

The property is offered unfurnished and is available to move into at the start of June.

Council Tax Band; D

EPC Rating; D



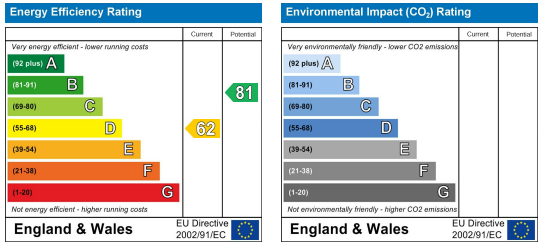
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.