

# DRAKES

ESTATE AGENTS



Arundel Road, Birmingham, B14 5UE

£265,000

- An Extended Semi Detached Property
- Three Bedrooms
- Three Receptions Rooms
- Shower Room
- Converted Loft Space
- Off Road Parking
- Garage To Rear With Rear Vehicle Access
- Low Maintenance South Facing Rear Garden
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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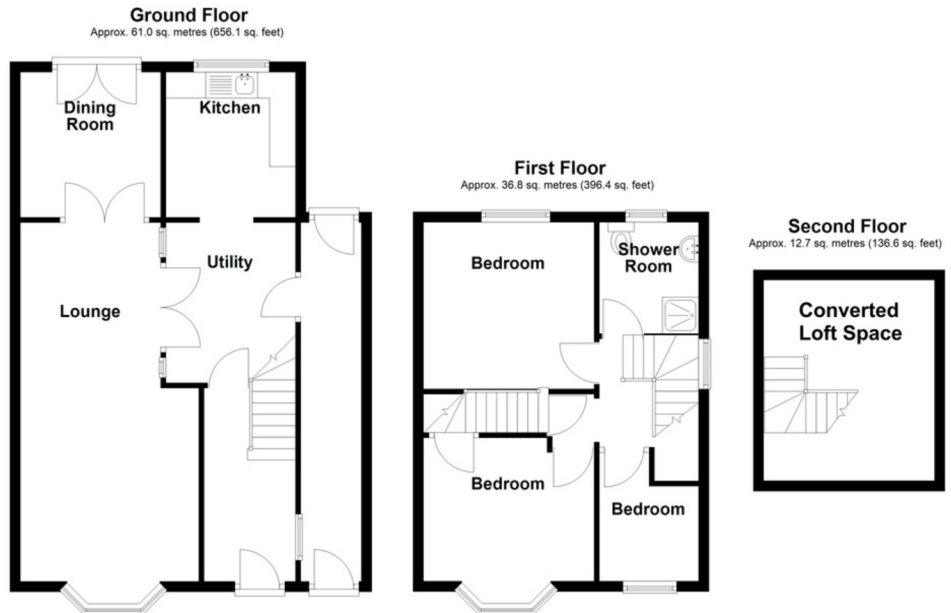
- Lounge Diner to front - 7.67m x 3.23m max (25'2" x 10'7")
- Sitting Room to rear - 2.26m x 2.46m (7'5" x 8'1")
- Breakfast Room - 2.97m x 2.49m (9'9" x 8'2")
- Open Plan Kitchen to rear - 2.26m x 2.29m (7'5" x 7'6")
- Covered Side Access - 7.09m x 0.81m (23'3" x 2'8")
- Bedroom One to rear - 3.35m x 3.18m (11'0" x 10'5")
- Bedroom Two to front - 4.11m into bay x 3.18m (13'6" x 10'5")
- Bedroom Three to front - 2.06m min x 1.83m (6'9" x 6'0")
- Shower Room to rear - 2.29m x 1.75m (7'6" x 5'9")
- Covnerted Loft Space - 4.95m x 3.35m (16'3" x 11'0")

An extended and well maintained semi detached property benefitting from no upward chain, three bedrooms, through lounge diner, sitting room, open plan breakfast kitchen, shower room, converted loft space, South facing rear garden, garage to rear and off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 EPC Rating: D  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.



**Total area: approx. 110.5 sq. metres (1189.1 sq. feet)**

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