

for sale

offers over **£290,000** Freehold

Arcot Road Birmingham B28 8LZ

Spacious property offering a living room, kitchen diner, three bedrooms, and a versatile loft room. Includes a family bathroom plus separate wet room. Outside features a driveway and rear garden. Conveniently located close to transport links and train station.

- Energy Rating: D
- KITCHEN DINER
- LIVING ROOM
- BATHROOM
- SEPERATE SHOWER ROOM

Property Details

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.





To view this property please contact Burchell Edwards on

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Property Ref: SHI208685 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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.

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