

# DRAKES

ESTATE AGENTS



Arundel Road, Birmingham, B14 5LL

£260,000

- No Upward Chain
- Rear Garden
- Off Road Parking & Rear Garage
- Family Bathroom
- Utility Room With Guest WC
- Kitchen
- Dining Room
- Lounge
- Three Bedrooms
- A Well Presented Mid Terrace Home



SCAN TO VIEW  
VIRTUAL TOUR

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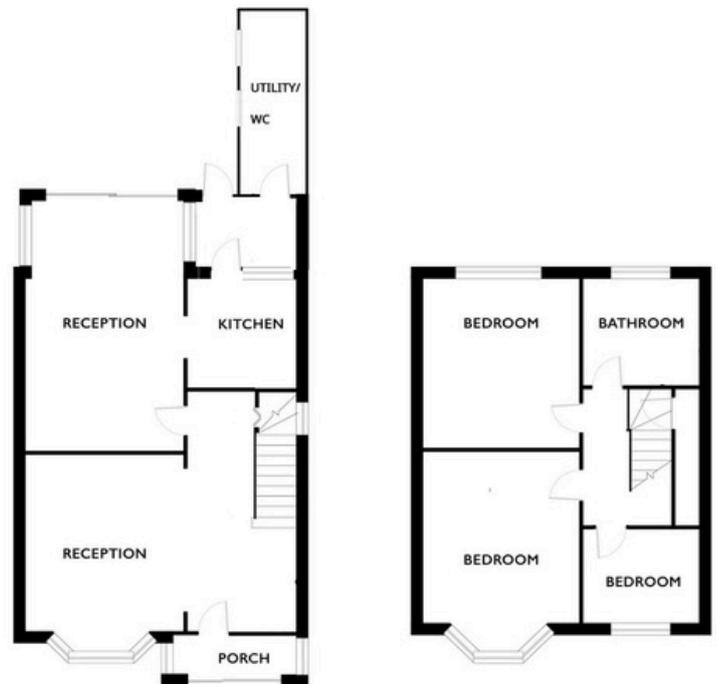


- Open Plan Lounge & Hall - 4.88m max x 3.76m into bay (16'0" x 12'4")
- Dining Room to rear - 4.78m x 3.05m (15'8" x 10'0")
- Kitchen to rear - 2.06m x 1.6m (6'9" x 5'3")
- Outer Lobby
- Utility Room/WC - 3.25m x 1.3m (10'8" x 4'3")
- Bedroom One to front - 4.01m into bay x 3.05m (13'2" x 10'0")
- Bedroom Two to rear - 3.35m x 2.97m (11'0" x 9'9")
- Bedroom Three to rear - 2.21m x 1.83m (7'3" x 6'0")
- Family Bathroom to rear - 2.18m x 2.16m (7'2" x 7'1")
- Garage - 4.72m x 2.57m (15'6" x 8'5")

A well presented mid terrace home benefitting from no upward chain, countryside views to front and being recently re-decorated and re-carpeted. The accommodation comprises; three bedrooms, lounge, dining room, kitchen, utility room with guest WC, family bathroom, off road parking, garage and rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B  
 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.

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