

Horton & Senate



8 Arundel Road, Birmingham, B14 5TY

£289,950

- NO CHAIN
- OPEN PLAN KITCHEN/DINER/SITTING AREA
- OFF ROAD PARKING
- GUEST WC
- LANDSCAPED REAR GARDEN
- REFURBISHED
- LOUNGE
- BATHROOM
- IMMACULATE CONDITION

8 Arundel Road, Birmingham B14 5TY

NO CHAIN Horton & Senate are pleased to bring to market this extended three bedroom property that has undergone refurbishment. There is a lounge, a fantastic open plan kitchen/diner perfect for entertaining, a landscaped garden and off road parking to the front.

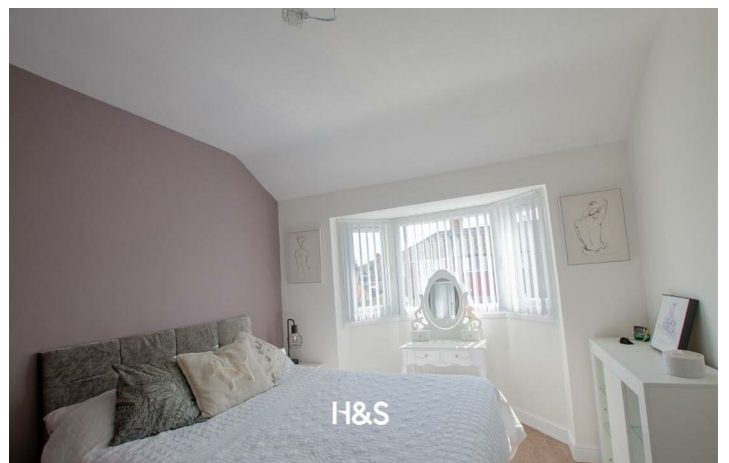
3

1

2

C

Council Tax Band:



Approach

Via brick paved driveway leading to the porch

Ground Floor

Entrance Hall

Stairs leading to the first floor landing with built in storage under, central heating radiator, doors to the wc and ground floor rooms

Lounge

A double glazed bay to the front, central heating radiator and a feature fireplace

Open Plan Kitchen/Diner

The huge selling feature for this property is this fantastic open plan kitchen, dining and family space. The kitchen benefits from integrated appliances such; an oven with gas hob over and extractor fan, fridge/freezer and a dishwasher. There is space for a dining set, sitting area, double glazed patio doors leading to the garden and a cupboard housing the central heating boiler.

WC

The suite comprises of a WC, sink with storage under, heated towel rail, extractor fan and a double glazed window.

First Floor

Landing

Doors leading to the first floor accommodation

Bedroom One

A double bedroom with a double glazed bay window to the front, central heating radiator and space for wardrobes

Bedroom Two

Another double bedroom with a double glazed window to the rear, central heating radiator, loft access via a hatch and space for wardrobes

Bedroom Three

A single bedroom with a double glazed window and radiator

Bathroom

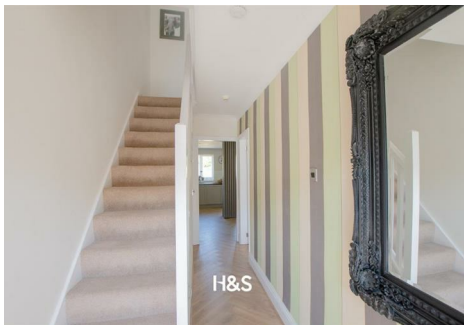
The refitted bathroom suite comprises of a bath with shower over, sink, wc and heated towel rail. There is tiling to the floor and partial tiling to the walls and a double glazed window.

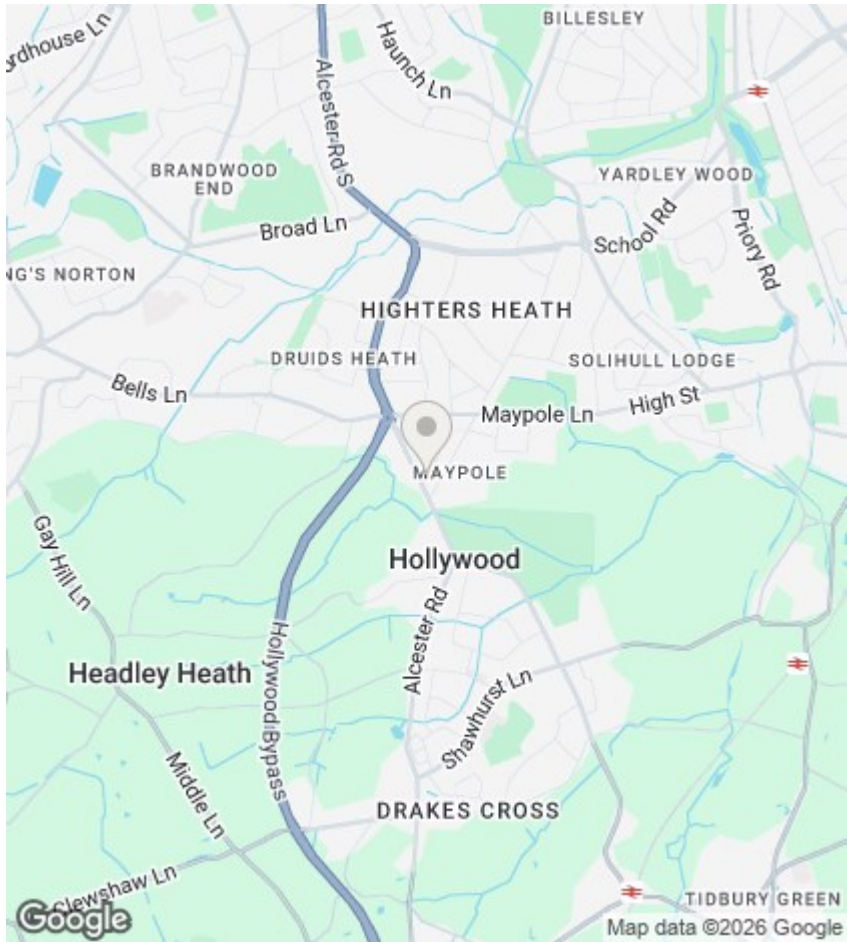
Outside

Garden

The private garden is not overlooked to the rear and has recently been landscaped to provide a perfect space for families and entertaining. There is a slabbed patio area leading to a lawn with a shed to the rear.







Directions

Viewings

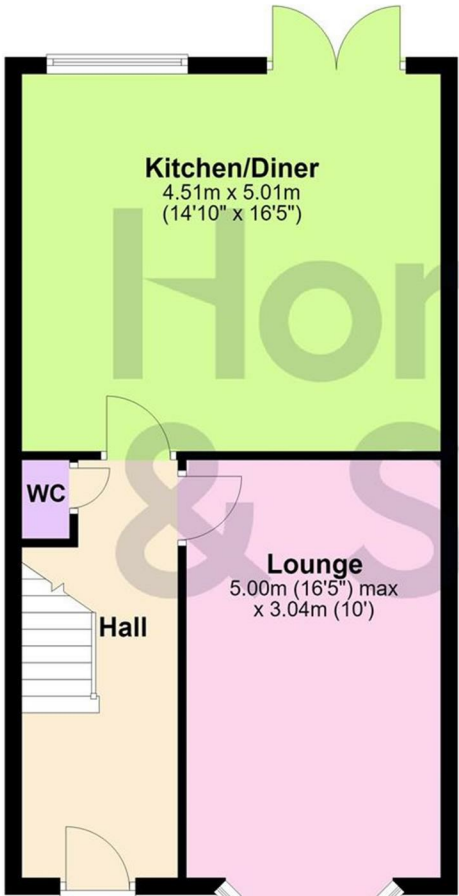
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

