

# HUNTERS<sup>®</sup>

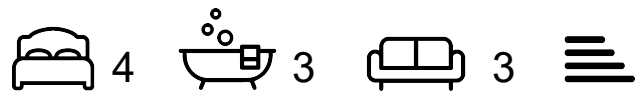
HERE TO GET *you* THERE



## Arley Road

Solihull, B91 1NJ

£800,000



Council Tax: G



# 11 Arley Road

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£800,000



## Information

Set in an extremely desirable location just off Alderbrook Road, this spacious four-bedroom detached home on Arley Road presents an excellent opportunity for family living. Offering well-proportioned accommodation throughout, the property benefits from UPVC double glazing, gas central heating, and the added advantage of no upward chain.

The accommodation briefly comprises a welcoming entrance hall, guest WC, study, a generous lounge with French doors opening onto the rear garden, a separate dining room, and a bright breakfast kitchen with adjoining laundry room.

To the first floor, there are four well-sized bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the property benefits from a double garage and a beautifully maintained, private rear garden, providing an ideal space for relaxing or entertaining.

Solihull offers an excellent range of amenities, including the renowned Touchwood Shopping Centre, Tudor Grange Leisure Centre with swimming pool, park, and athletics track. The area also provides outstanding schooling options for all age groups, with a selection of highly regarded public and private schools for both boys and girls.

For commuters, Solihull Railway Station offers regular services to Birmingham (approximately 8 miles away) and London Marylebone. The National Exhibition Centre, Birmingham International Airport, and Birmingham International Railway Station are all within a 10–15 minute drive, while the nearby M42 motorway provides swift access to the M1, M5, M6, and M40, making Solihull a particularly well-connected and convenient location.

## Entrance Hall

16'3" x 13'8" (4.95m x 4.17m )

## Study/Playroom

13'7" x 7'10" (4.16 x 2.39)

## Living room

18'5" x 13'10" (5.62 x 4.24)

## Dining room

11'8" x 10'10" (3.58 x 3.32)

## Kitchen

14'7" x 10'5" (4.46 x 3.19)

## Laundry room

8'1" x 6'11" (2.48 x 2.11)

## Double integrated garage

17'1" x 17'0" (5.23 x 5.20)

## Principal bedroom

13'5" x 11'10" (4.09 x 3.63)

## En-suite to Principal bedroom

10'11" x 7'6" (3.33m x 2.29m )

## Bedroom 2

14'7" x 9'0" (4.46 x 2.76)

## En-suite to Bedroom 2

10'2" x 8'4" (3.11 x 2.56)

## Bedroom 3

10'11" x 9'3" (3.33 x 2.84)

## Bedroom 4

18'10" x 12'0" (5.75 x 3.67)

## House shower room

10'2" x 8'5" (3.10m x 2.57m )

## Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

## Council tax band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

## Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## Referral fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## Fixtures and fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

## General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

## Reservation Agreement

Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £2400 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:

A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later  
Professional AML checks taken care of  
Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) or head over to [gotogroup.co.uk](http://gotogroup.co.uk).



## Road Map



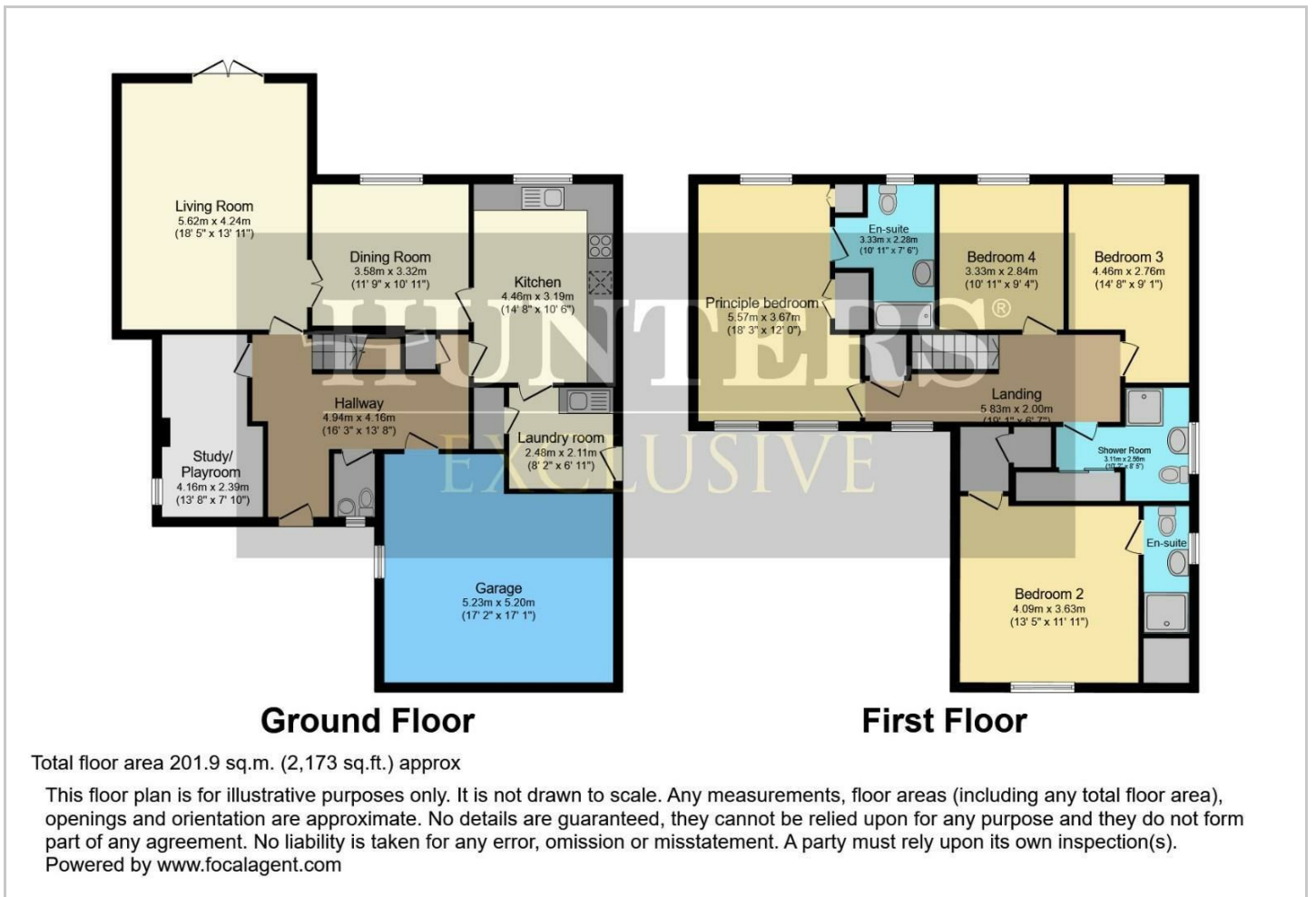
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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