





## Property Description

A beautiful detached three bedroom family home, tucked away on a quiet cul-de-sac in the sought-after village of Arley. The property offers spacious accommodation throughout, making it ideal for families or those seeking a peaceful village lifestyle with excellent access to nearby towns and transport links. With room to extend (STPP) there is scope to improve this already lovely property, even further. Briefly comprising lounge, kitchen/diner, three bedrooms and family bathroom, in addition, there is a driveway providing off road parking, private rear garden and garage.

## Approach

Front door lead through to:

## Lounge

Bay window to the front, beach fireplace with electric fire fitted and laminate flooring.

## Kitchen / Diner

Fitted with a range of base and wall mounted units with complimentary work surfaces, stainless steel sink and draining unit with mixer tap, appliances to include electric oven with induction hob and cooker hood above, integrated washing machine, integrated fridge freezer, under stairs pantry, window and patio door doors to the rear overlooking and leading to garden.

## First Floor Landing

Staircase rising from the hallway with window to the side and airing cupboard providing storage space.

## Bedroom One

Window to the front.

## Bedroom Two

Window to the rear overlooking garden.

## Bedroom Three

Window to the front and over the stairs storage cupboard.

## Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin, bath with mixer tap and shower head attachment, heated towel rail and obscure base window to the rear.

## Outside

## Front Of Property

To the front of the property, there is a driveway providing off-road parking.

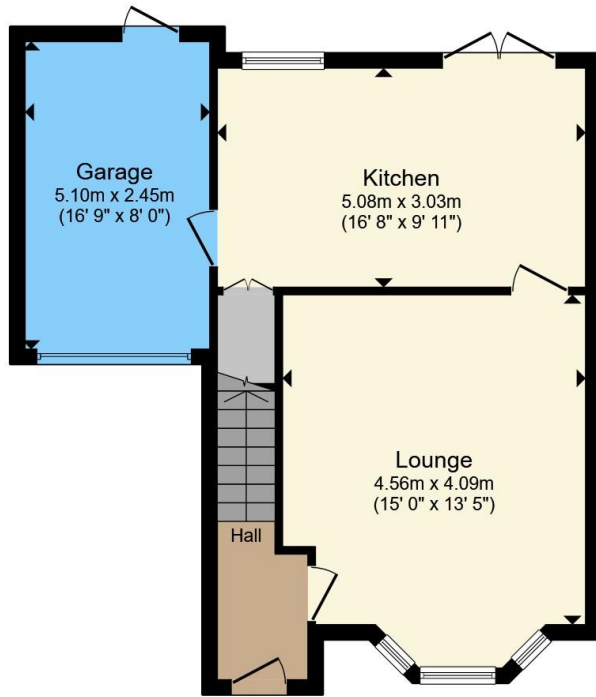
## Rear Garden

Private garden laid main lawn with patio area, mature shrubs and borders.

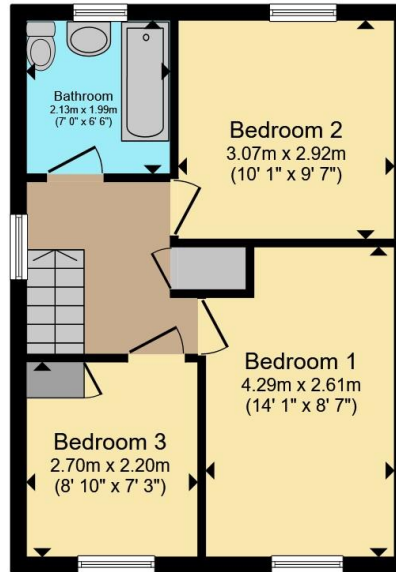
## Garage

Up and over door with light and Power.





**Ground Floor**



**First Floor**

Total floor area 90.0 m<sup>2</sup> (969 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
Solihull CV7 7FF

EPC Rating: Council Tax  
Awaited Band: C

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Tenure: Freehold



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