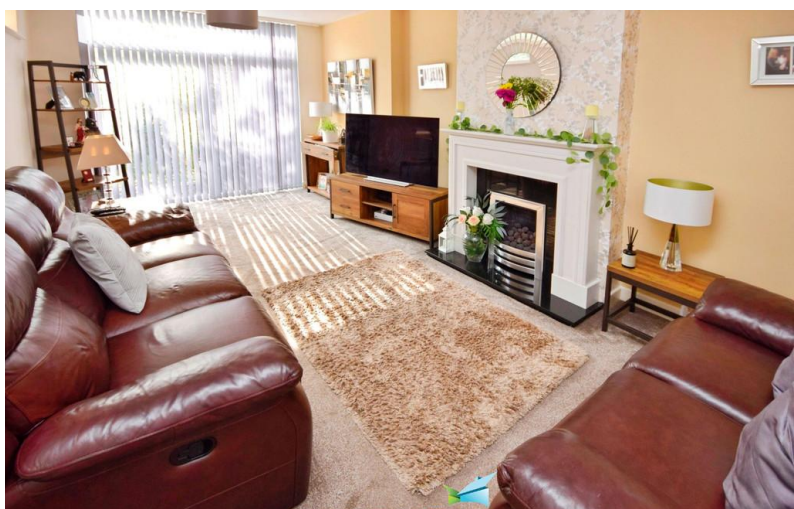


FOR SALE



MARTIN&CO



Arundel Crescent, Solihull

3 Bedrooms, 1 Bathroom, Semi-Detached House

£405,000

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Arundel Crescent, Solihull

3 Bedrooms, 1 Bathroom

£405,000

- impeccable Extended Semi Detached Residence
- Two Double Bedrooms plus a genuine Single Bedroom
- Extended Kitchen/Breakfast Room, Downstairs W.C



OVERVIEW We are delighted to offer for sale this impeccably maintained and extended three generous sized bedroom semi detached family residence in sought after location standing in highly attractive large gardens having an outstanding feature of GARDEN ROOM (19'5" X 13'0") ideal for entertaining or use as a home office etc. Meriting full internal inspection the double glazed and gas centrally accommodation includes extended lounge, separate potential dining room/second reception room, refitted extended fitted kitchen/breakfast room with access onto the rear patio area, downstairs w.c., two double bedrooms with further third genuine single bedroom, refitted family bathroom and garage.

GROUND FLOOR

ENTRANCE PORCH with recently replaced composite entrance door to the front, tiled flooring and further part glazed door to:

HALLWAY with wood effect flooring, radiator and stairs to the first floor.

DINING ROOM/SECOND RECEPTION ROOM 12' 9" x 10' 11" (3.90m x 3.34m) with radiator and double glazed bay window to the front.

EXTENDED LOUNGE 19' 8" x 10' 11" (6.0m x 3.35m) with Adams style fireplace surround, radiator, double glazed window at side together with double glazed patio doors overlooking and providing access to the rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

KITCHEN 8' 7" x 7' 3" (2.62m x 2.23m) being refitted with a matching range of base and wall units having complimentary wood work surfaces with inset one and



a half bowl sink, and built in four ring electric hob unit with oven under and extractor hood over. There is incorporated breakfast bar, plumbing for washing machine, wood effect flooring and double glazed window to the rear.

BREAKFAST AREA 15' 5" x 8' 2" (4.72m x 2.49m) with large picture window having views over the garden, built in larder cupboards, radiator and doors to the garden and garage.

SEPARATE W.C with low level w.c. and wash hand basin.

FIRST FLOOR

LANDING with attractive obscure stained glass window to the side, and from where access can be gained via loft ladder to the part boarded loft space.

BEDROOM ONE 13' 9" x 11' 0" (4.21m x 3.36m) with radiator, coved ceiling and double glazed window

overlooking the rear.

BEDROOM TWO 13' 10" x 11' 0" (4.22m x 3.36m) with radiator and double glazed bay window to the front.

BEDROOM THREE 7' 4" x 7' 4" (2.26m x 2.25m) with radiator and double glazed window at front.

REFITTED FAMILY BATHROOM 8' 11" x 7' 3" (2.74m x 2.21m) being tiled to compliment the modern suite which comprises panelled bath, corner shower cubicle, vanity wash hand basin and low level w.c. There is heated towel rail, wood effect flooring and obscure double glazed window to the rear.

OUTSIDE

FRONT To the front is a newly laid driveway stretching the width of the property providing parking for at least two cars.

GARAGE 15' 1" x 8' 3" (4.62m x 2.52m) with metal up



and over door at front and both power and light points.

LANDSCAPED REAR GARDEN A feature of the property is the landscaped rear garden having paved patio area with cold tap and steps down to an area of lawn having ornamental shrubbery borders and pathway leading to the extensive rear timber decked area ideal for entertaining with ornamental pond feature and

FEATURE GARDEN ROOM 19' 5" x 12' 11" (5.92m x 3.96m) being suitable for a variety of purposes ie entertaining, home office, home gym etc having double glazed double doors and windows to its front elevation, built in bar and power/light points.

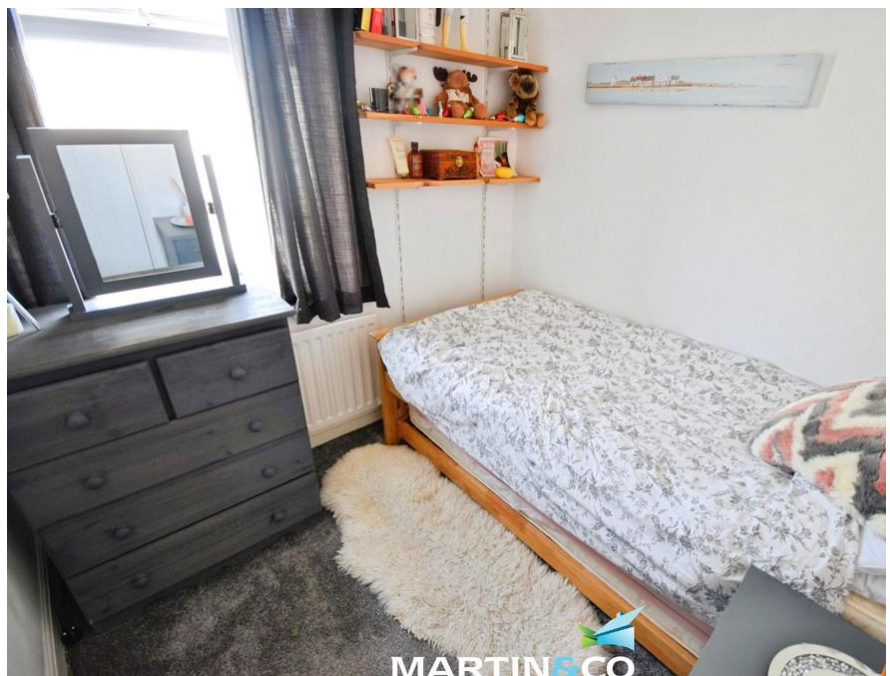
TENURE We are advised by the vendors that the property is FREEHOLD (subject to verification by your solicitor).

DISCLAIMER Martin & Co have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

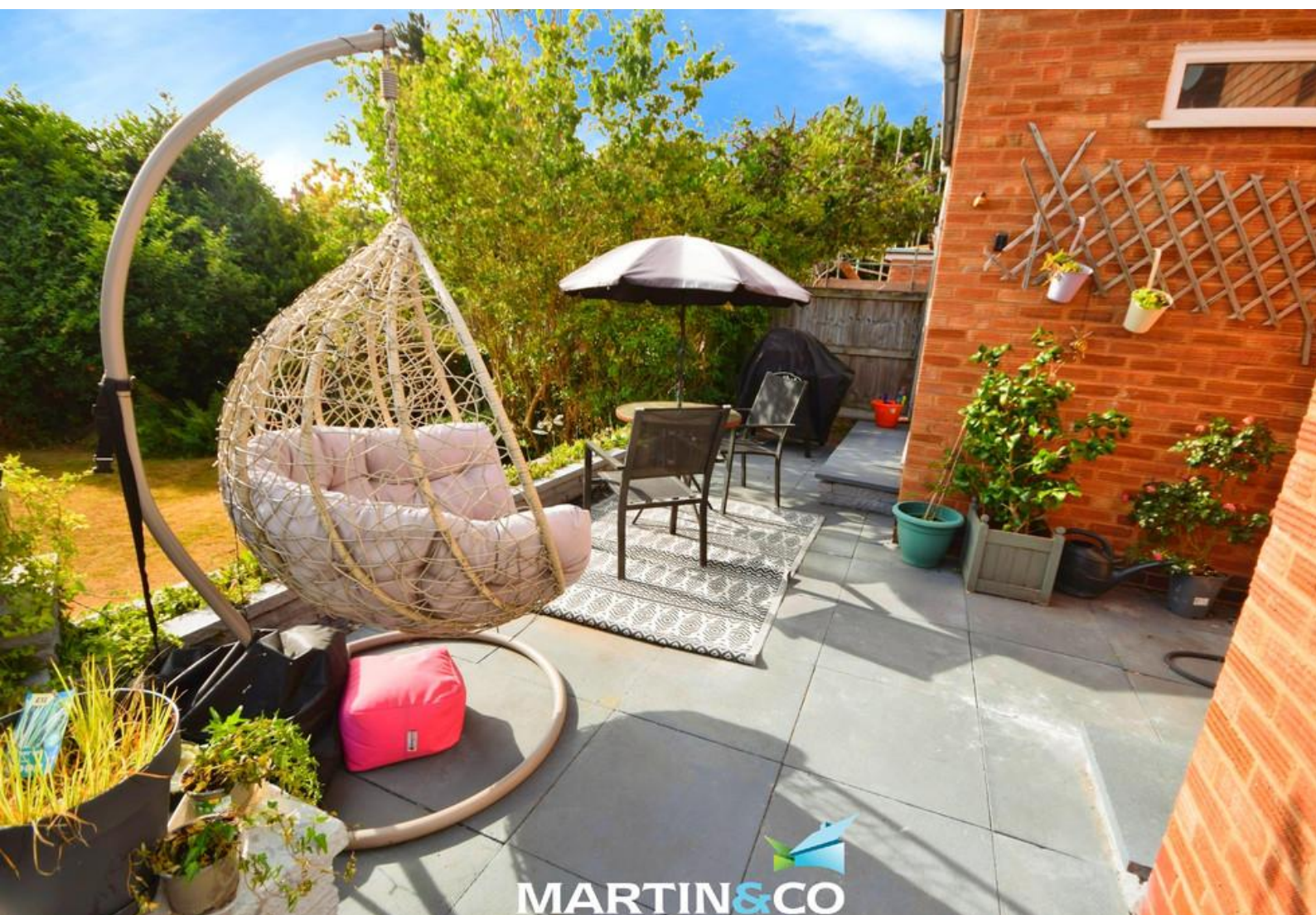
Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

ANTI MONEY LAUNDERING POLICY Agents are required by law to conduct anti-money laundering



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For illustrative Purposes Only Not to Scale

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.