



smarthomes

Arundel Road

Near Hollywood, Birmingham, B14 5UD

- A Three Bedroom Semi Detached Property
- No Upward Chain
- Two Reception Rooms
- Garage To Rear

Offers Over

£255,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a lawned fore garden and paved driveway providing off road parking extending to UPVC door to covered side access and UPVC double glazed sliding door leading into

Enclosed Porch

With tiled flooring, exterior lighting and wooden door with obscure glazed insert leading through to

Entrance Hall

With radiator, stairs leading to the first floor accommodation and doors leading off to



Reception Room One to Front

14' 1" into bay x 11' 1" (4.3m x 3.4m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and brick fireplace with tiled hearth

Reception Room Two to Rear

11' 9" x 11' 1" (3.6m x 3.4m) With double glazed sliding patio doors to conservatory/garden room, radiator and ceiling light point



Conservatory/Garden Room

9' 2" x 5' 6" (2.8m x 1.7m) With double glazed windows, UPVC double glazed door to garden and polycarbonate roof

Kitchen to Rear

8' 6" x 7' 2" (2.6m x 2.2m) Being fitted with a range of wall, drawer and base units, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for four ring gas cooker, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, spot lights to ceiling, double glazed window to rear elevation and UPVC obscure double glazed door leading into



Side Passage

With UPVC doors to front and rear elevations and polycarbonate roof

Accommodation on the First Floor

Landing

With UPVC obscure double glazed window to side, loft access, ceiling light point, airing cupboard housing Worcester Bosch boiler and doors leading off to



Bedroom One to Front

14' 5" into bay x 10' 2" to wardrobes (4.4m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point and built-in cupboard



Bedroom Three to Front

7' 6" x 6' 2" (2.3m x 1.9m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and built-in cupboards

Shower Room to Rear

7' 2" x 5' 10" (2.2m x 1.8m) Being fitted with a three piece white suite comprising shower cubicle with Mira shower, low flush W/C and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style radiator and spot lights to ceiling



West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and access to garage which can also be accessed via rear service road

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.