



## Arlescote Road

Solihull, West Midlands, B92 9HZ

- An Extended End Terrace Property
- Two Double Bedrooms
- Potential To Extend Further STPP
- No Upward Chain

**£260,000**

EPC Rating TBC

Current Council Tax Band C







## Property Description

The property is set back from the road behind a tarmac driveway providing generous off road parking extending to gated side access, garage door and UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, lighting and wooden door with obscure glazed inserts leading through to

### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to







### **Lounge Diner**

20' 4" x 9' 10" (6.2m x 3.0m) With double glazed bow window to front elevation, double glazed French doors leading out to the pleasant rear garden, two radiators, two ceiling light points, coving to ceiling, electric fireplace and glazed door leading through to

### **Extended Dining Kitchen to Rear**

15' 8" max x 15' 8" max (4.8m x 4.8m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob, inset electric oven, radiator, ceiling light points, coving to ceiling, double glazed window to rear, double glazed door to side, double glazed French doors leading out to the rear garden and door leading into garage



### **Accommodation on the First Floor**

#### **Landing**

With obscure double glazed window to side, loft access, ceiling light point and doors leading off to



#### **Bedroom One to Front**

13' 9" x 10' 2" (4.2m x 3.1m) With two double glazed windows to front elevation, radiator, ceiling light with fan, coving to ceiling and door to useful over-stairs storage cupboard



#### **Bedroom Two to Rear**

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point



### Family Bathroom to Rear

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a three piece suite comprising; panelled bath with electric shower over and folding glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator and ceiling light point

### Pleasant Rear Garden

Being mainly laid to lawn with paved patio, paved pathways, Summer house to rear, a variety of mature shrubs and bushes, fencing to boundaries and paved terrace to side being South West facing with gated access to driveway

### Garage

16' 0" x 7' 10" (4.9m x 2.4m) With metal up and over garage door to driveway, ceiling light point, wall mounted Worcester Bosch boiler, power points and tap

### 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. Current council tax band – C.

