



Arley Road, Solihull

Guide Price £725,000







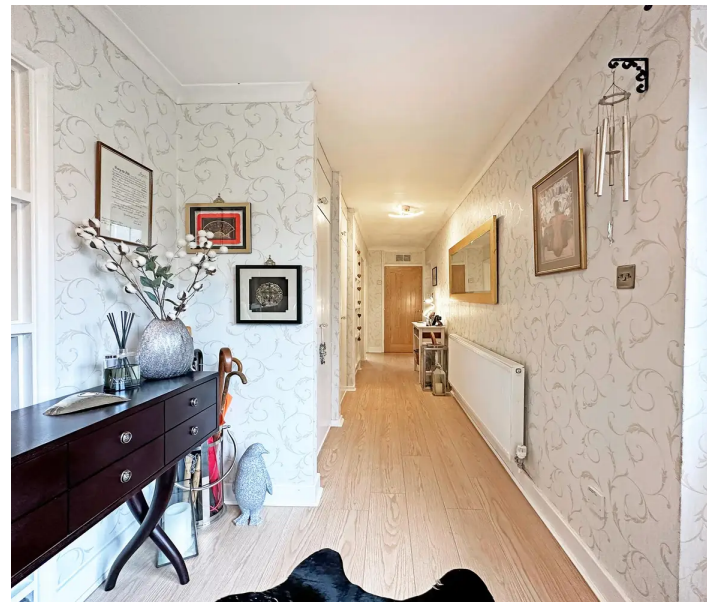
## Arley Road

### PROPERTY OVERVIEW

Situated in the prime location off Alderbrook Road, a fantastic opportunity to purchase this spacious three bedroom detached bungalow which must be viewed internally to be appreciated. This bungalow offers good spacious accommodation and benefits from gas central heating, UPVC double glazing and has recently had a new bathroom and new internal doors. This spacious accommodation briefly comprises of: impressive entrance hall, spacious lounge/dining room, breakfast/kitchen, laundry/utility room, three double bedrooms, family bathroom, shower room, double garage and large South facing wrap round garden.

### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone.







In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

- Prime Central Solihull Location
- Three Bedroom Detached Bungalow
- Spacious Lounge/Dining Room
- Kitchen
- Three Double Bedrooms
- Two Bathrooms
- Double Garage
- Early Viewing Essential





#### **ENTRANCE HALL**

27' 7" x 6' 9" (8.42m x 2.07m)

#### **LOUNGE/DINING ROOM**

26' 4" x 19' 3" (8.03m x 5.86m)

#### **BREAKFAST/KITCHEN**

13' 6" x 9' 11" (4.11m x 3.03m)

#### **LAUNDRY/UTILITY ROOM**

9' 10" x 10' 6" (3m x 3.2m)

#### **BEDROOM ONE**

16' 4" x 14' 1" (4.98m x 4.29m)

#### **BEDROOM TWO**

14' 2" x 9' 8" (4.32m x 2.95m)

#### **BEDROOM THREE**

12' 1" x 11' 4" (3.69m x 3.46m)

#### **BATHROOM**

6' 8" x 6' 3" (2.04m x 1.91m)

#### **SHOWER ROOM**

6' 11" x 6' 3" (2.1m x 1.91m)







## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

16' 3" x 15' 7" (4.95m x 4.75m)

### **SOUTH FACING SIDE & REAR GARDENS**

### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Xpelair extractor, Zanussi freezer, Bosch dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, greenhouse, CCTV and electric garage door.

### **ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: BT. Loft Space: boarded with ladder and lighting

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Xact Homes

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