



smarthomes

## Arundel Crescent

Solihull, West Midlands, B92 8RQ

- A Well Presented & Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Extended Open Plan Family Kitchen/Diner
- Extensive South/Westerly Facing Rear Garden

**Offers Over £375,000**

EPC Rating - TBC

Current Council Tax Band - C







## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a paved driveway providing off road parking with a lawn area to side, planted shrubs and bushes and a UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows to property frontage and side and further glazed door with matching side windows leading to





### Open Plan Lounge to Front

16' 8" max x 12' 10" (5.08m max x 3.91m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling spot lights, wooden flooring, open fireplace with log burning stove, fitted shelving, stairs rising to first floor, under stairs storage cupboard, cloaks cupboard and door to



### Re-Fitted Open Plan Family Kitchen/Diner to Rear

21' 5" max x 19' 5" max (6.53m max x 5.92m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over. Central island incorporating a 5 ring gas hob with extractor hood over and breakfast bar. Inset Siemens double oven and grill, space and plumbing for dishwasher, tiling to floor with under floor heating, ceiling light points and spot lights, a UPVC double glazed window to the rear aspect, double glazed bi-fold doors to rear garden and door to

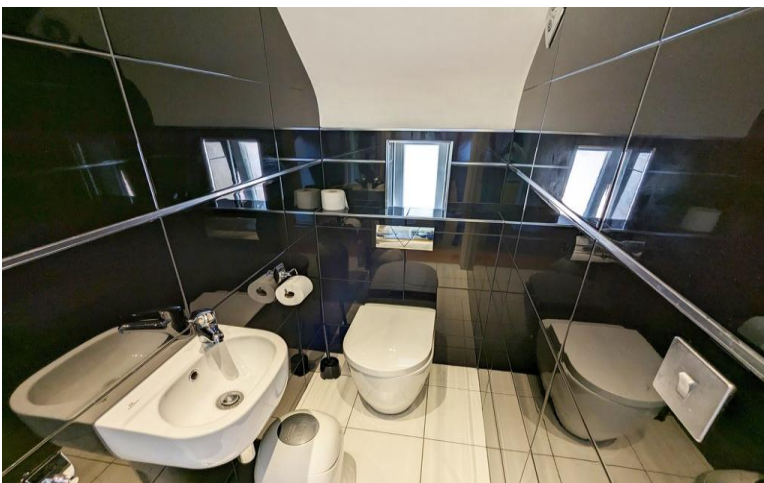


### Utility Room

5' 3" x 4' 6" (1.6m x 1.37m) With fitted wall units, fitted wooden work surface, space and plumbing below for washing machine and tumble dryer, tiling to splash back area and floor, ceiling spot lights, UPVC double glazed door to covered side passage incorporating a Belfast style sink, and door to

### Modern Ground Floor Shower Room

5' x 2' 8" (1.52m x 0.81m) With a modern white low flush W.C., white shower tray with overhead monsoon soaker and further hand held shower attachment, tiling to full height and ceiling spot lights



### Landing

With wooden flooring, ceiling light point, double glazed window to side, access to boarded loft space via a drop down ladder and doors leading off to

### Bedroom One to Rear

13' 11" x 10' 5" (4.24m x 3.18m) With double glazed bay window to rear elevation, radiator, wooden flooring and ceiling light point and spot lights

### Bedroom Two to Front

13' 6" x 10' 5" (4.11m x 3.18m) With double glazed bay window to front elevation, radiator, wooden flooring and ceiling spot lights

### Bedroom Three to Rear

8' 7" x 7' 4" (2.62m x 2.24m) With double glazed window to rear elevation, radiator, wooden flooring and ceiling light point





### Re-Fitted Bathroom to Front

6' 3" max x 5' 8" (1.91m max x 1.73m) Being re-fitted with a modern white suite comprising of a P shaped panelled bath with shower and glass shower screen and a vanity wash hand basin. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the front elevation

### Separate W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to full height and floor and ceiling spot lights



### Extensive South/Westerly Facing Rear Garden

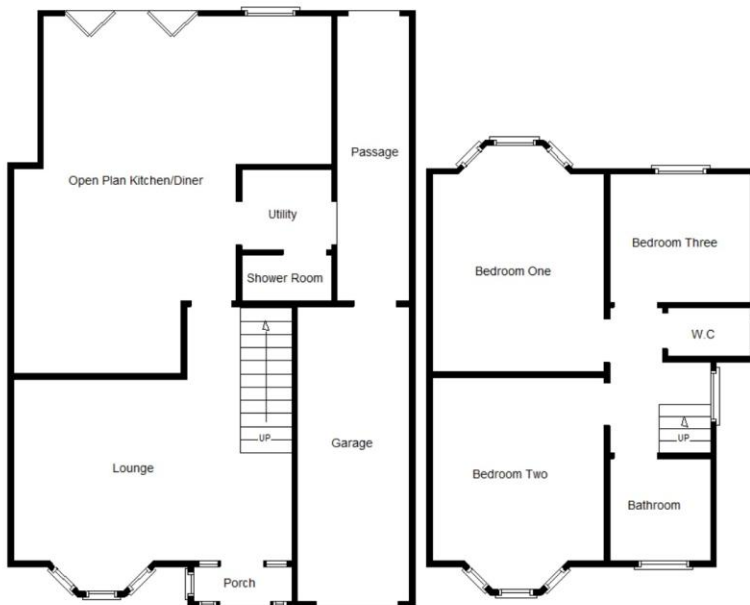
With a paved patio area with steps rising to an extensive laid lawn area, fencing and hedging to boundaries, well stocked flowering shrub borders and covered side passage leading to

### Garage

15' 6" x 7' (4.72m x 2.13m) Located at the side of the property with side hung doors to property frontage, wall mounted gas central heating boiler and ceiling light point

### 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



316 Stratford Road  
Shirley  
Salihull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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