



Arundel Crescent, Solihull

Guide Price £329,950



PROPERTY OVERVIEW

Situated in the most sought after location, an ideal opportunity to purchase this traditional three bedroom semi detached which would be ideal for a first time purchaser. This property offers spacious accommodation, benefits from gas central heating, double glazing and has the added attraction of a large south west facing rear garden. The accommodation briefly comprises of: enclosed porch, entrance hall, two reception rooms, veranda, fitted kitchen, utility area, three bedrooms, wc, bathroom, garage and large established rear 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: C

Tenure: Freehold





- Three Bedroom Semi Detached
- Early Viewing Essential
- Gas Central Heating
- Double Glazed
- Two Reception Rooms
- Fitted Kitchen
- Bathroom
- Large Established Rear Garden
- Garage

ENCLOSED PORCH

12' 7" x 6' 1" (3.83m x 1.85m)

ENTRANCE HALL

LIVING ROOM

13' 7" x 10' 6" (4.13m x 3.2m)

DINING ROOM

13' 1" x 10' 7" (4m x 3.22m)

VERANDA

10' 6" x 16' 4" (3.2m x 4.98m)

KITCHEN

10' 11" x 8' 10" (3.33m x 2.7m)

UTILITY AREA

FIRST FLOOR

BEDROOM ONE

13' 8" x 10' 5" (4.16m x 3.18m)

BEDROOM TWO

14' 1" x 10' 5" (4.28m x 3.17m)

BEDROOM THREE

7' 9" x 8' 10" (2.35m x 2.69m)



**BATHROOM**

7' 6" x 5' 11" (2.29m x 1.81m)

WC

5' 2" x 2' 11" (1.58m x 0.89m)

OUTSIDE THE PROPERTY**LARGE ESTABLISHED REAR GARDEN****GARAGE**

15' 2" x 7' 0" (4.63m x 2.14m)

ITEMS INCLUDED IN SALE

Free standing cooker, fridge, freezer, washing machine, tumble dryer, all carpets, all blinds/shutters, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - 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



1ST 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.
Made with Metropix ©2023

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

