



smarthomes

## Arundel Crescent

Solihull, West Midlands, B92 8RG

- A Semi Detached Property In Need Of Modernisation
- Three Bedrooms
- Two Reception Rooms
- South East Facing Rear Garden
- Superb Potential To Extend STPP
- No Upward Chain

**£280,000**

EPC Rating TBC

Current Council Tax Band D





## 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 block paved driveway providing off road parking extending to garage doors and UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, tiled flooring, lighting and door leading through to





### Entrance Hallway

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

### Lounge to Front

13' 7" x 10' 9" (4.14m x 3.28m) With double glazed bay window to front elevation, ceiling light point, radiator and gas fireplace with tiled hearth and surround

### Dining Room to Rear

14' 0" x 10' 9" (4.27m x 3.28m) With wall lighting, double glazed sliding patio doors leading through to garden room, wall lighting, radiator and gas fireplace with stone surround



### Kitchen to Rear

9' 2" x 7' 4" (2.79m x 2.24m) Being fitted with a range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine, radiator, ceiling light point, tiled flooring, windows to side and rear and part glazed door leading to the side

### Guest WC

With wall lighting, tiled flooring, low flush WC and pedestal wash hand basin with tiling to splashback



### Garden Room

9' 6" x 15' 5" (2.9m x 4.7m) With ceiling light point, wall lighting, double glazed windows, double glazed door to South East facing rear garden, radiator and polycarbonate roof

### Accommodation on the First Floor

#### Landing

With ceiling light point, loft hatch, over-stairs storage cupboard and doors leading off to

#### Bedroom One to Front

13' 10" x 9' 0" (4.22m x 2.74m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes with sliding doors

#### Bedroom Two to Rear

13' 4" x 9' 8" (4.06m x 2.95m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes





### Bedroom Three to Front

7' 4" x 7' 4" (2.24m x 2.24m) With double glazed window to front elevation, fitted storage cupboards, coving to ceiling and radiator

### Bathroom to Rear

6' 1" x 7' 3" (1.85m x 2.21m) Having a bath with electric shower over, vanity sink with storage below, obscure double glazed window to rear, wall mounted Baxi boiler, radiator, ceiling light point, coving to ceiling and tiling to walls and floor

### Separate WC

2' 7" x 4' 7" (0.79m x 1.4m) With ceiling light point, double glazed window to side and low flush WC

### South East Facing Rear Garden

With paved patio area, two brick built out buildings, steps leading down to lawned area, three ponds and a variety of mature shrubs, trees and bushes

### Garage

28' 5" x 9' 1" (8.66m x 2.77m) With ceiling light point, sink and drainer unit, tiling to splashback, garage door to driveway and door to rear garden

### 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 - D

