



75 ARNOLD ROAD, SHIRLEY, SOLIHULL, B90 3JS

ASKING PRICE OF £335,000

EPC: D Council Tax Band: D





### Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Semi Detached Residence
- Three Bedrooms
- Spacious Through Lounge
- Further Scope for Development (STPP)
- Sought After Location
- Garage & Driveway
- Good Size Rear Garden
- Gas Central Heating & Double Glazing





A well presented three bedroom traditional style semi detached residence with further scope for development (STPP) situated in a sought after location. The property offers both gas central heating and double glazing. The accommodation briefly comprises; enclosed entrance porch, entrance hall, spacious through lounge with lounge and dining areas, kitchen, first floor landing, three bedrooms, bathroom/wc, driveway, garage and good size enclosed rear garden.



#### ENCLOSED ENTRANCE PORCH

#### ENTRANCE HALL

#### THROUGH LOUNGE COMPRISING OF DINING AREA

15' 10" into bay x 9' 10" (4.83m x 3m)

opening to:

LOUNGE AREA 12' 2" x 9' 10" (3.71m x 3m)

KITCHEN 8' 10" x 7' 9" (2.69m x 2.36m)

#### FIRST FLOOR LANDING

BEDROOM ONE 16' 0" x 10' 0" (4.88m x 3.05m) with fitted wardrobes

BEDROOM TWO 12' 4" x 8' 6" (3.76m x 2.59m) with fitted wardrobes

BEDROOM THREE 9' 0" max x 8' 9" max (2.74m x 2.67m) with fitted wardrobe

#### BATHROOM/WC

#### DRIVEWAY

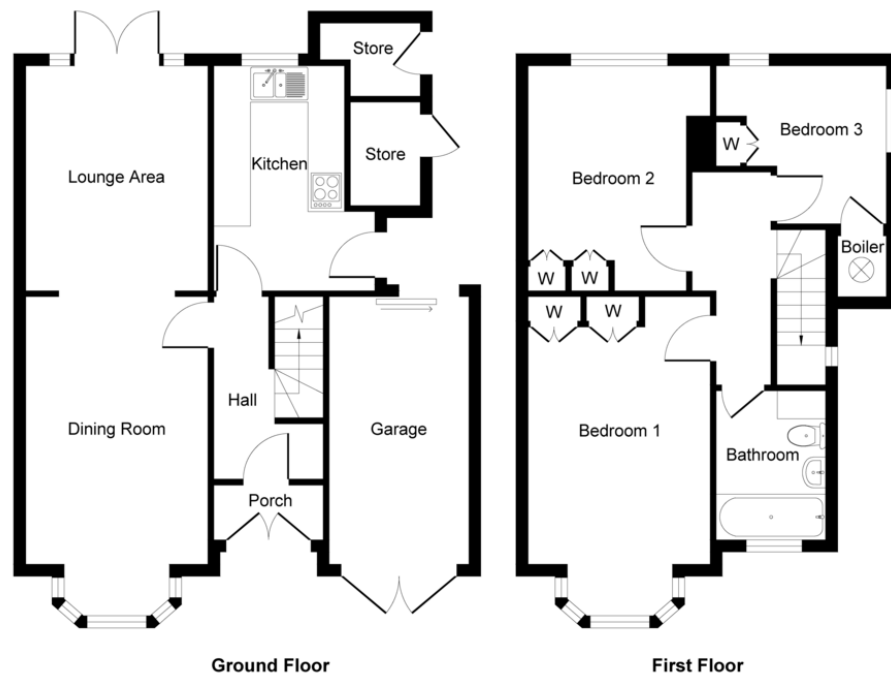
GARAGE 14' 10" x 8' 0" (4.52m x 2.44m)

GOOD SIZE ENCLOSED REAR GARDEN with storage sheds



*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*

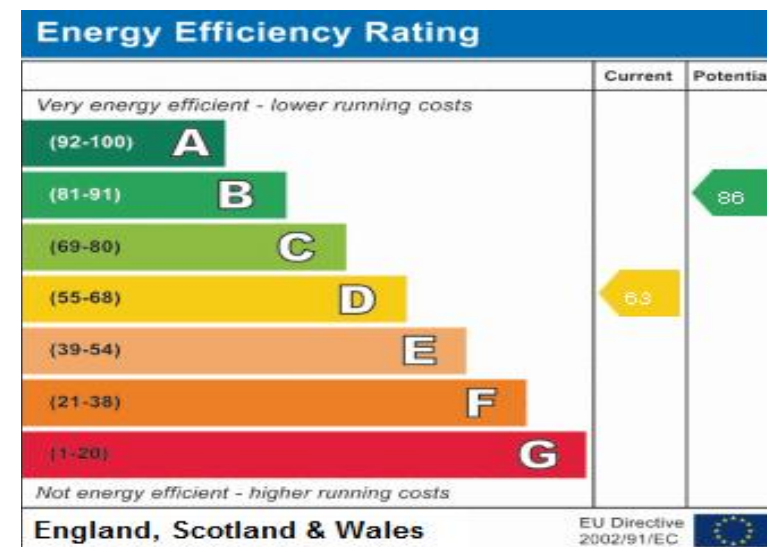




**Approx. Gross Internal Floor Area 1085 sq. ft. (100.84 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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