



**Black and White**  
CLEARLY A BETTER SERVICE

74 ARBOR WAY, BIRMINGHAM, B37 7LD  
GUIDE PRICE £169,950







Nestled in the heart of B37, Arbor Way is the perfect 2 Bedroom home.

With easy access to major transport links, including the nearby train station, ensuring seamless commutes to Birmingham city centre and beyond.

Benefit from proximity to reputable schools, providing quality education options for growing families.

**Ground Floor:**

**Porch:**

Step through the Double-Glazed porch into the warm embrace of your new home.

**Hallway:**

Follow the gentle glow of natural light down the hallway, with a spacious storage cupboard under the stairs.



**Lounge** (3.88m x 3.67m/ 12'9" x 12'):

Sink into the plush comforts of the lounge, where sunlight dances through double glazed windows.

**Kitchen/Dining Room**

(5.71m x 2.38m/ 18'9" x 7'10"):

Enter the heart of the home, spacious kitchen/dining room is fitted with matching base and eye level units with workspace over, fitted electric oven, Four ring Gas Hob with extractor fan over and stainless steel sink.



**First Floor:**

**Master Bedroom**

(3.77m x 3.33m/ 12'4" x 10'11"): Retreat to the master bedroom, with Fitted carpet, Double Glazed window and plenty of space to unwind.



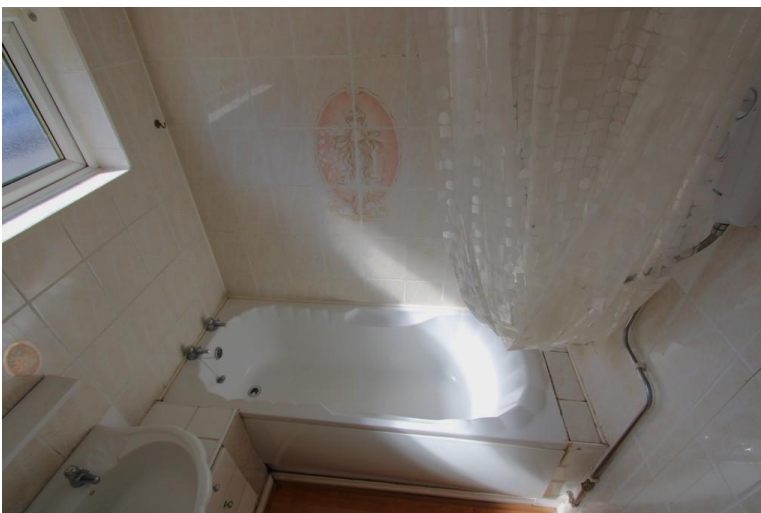
**Second Bedroom**

(3.67m x 2.99m/ 12' x 9'10"):

Unwind in the cozy embrace of the second bedroom, with Fitted Carpet, Radiator and Double glazed window allowing plenty of light.

**Bathroom:**

Indulge in a moment of luxury in the bathroom, where a stylish three-piece suite comprising of a Bath with an electric shower over, wash basin and tiled walls invite you to unwind and recharge.





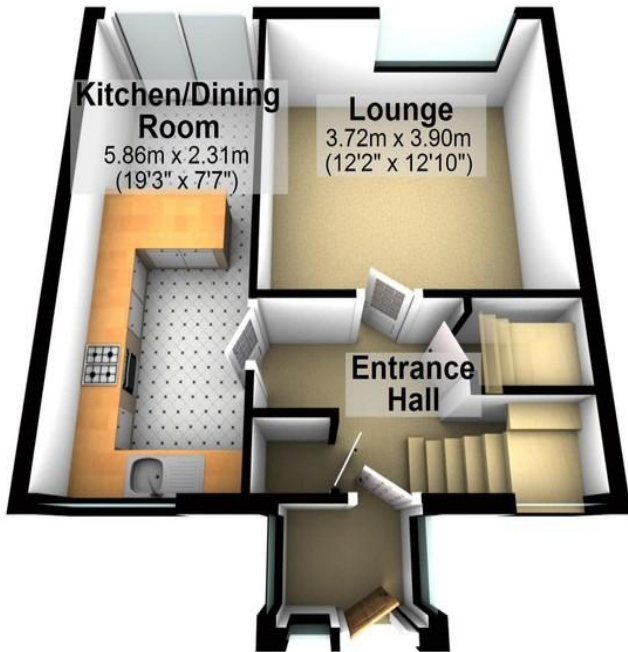


**Outdoor:**

Rear Garden: Step into your private outdoor retreat, mainly paved for easy maintaining, brick-built shed, offering the perfect space for storage. Enclosed with fencing, this secluded haven provides the ideal backdrop for alfresco gatherings and moments of reflection.

Front Garden: Lush lawn and bedded borders. A pathway leads its way to the doorstep.

**Ground Floor**



**First Floor**

