



**Arnold Road**

Shirley, Solihull, B90 3JP

- An Extremely Well Presented and Extended Semi-Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Conservatory

**£339,950**

EPC Rating '56'





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gyms along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set back from the road behind a block paved driveway providing off road parking with dwarf wall to front and side boundaries extending to UPVC double glazed door leading into





### **Porch**

With UPVC double glazed windows to front and side, flagstone style flooring, light point and an a single glazed obscure door with matching window to side leading to

### **Entrance Hallway**

With ceiling light point, coving to ceiling, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard housing a wall mounted gas central heating boiler and door leading off to

### **Through Lounge/Diner**

#### **Dining Area to Front**

11' 9" x 9' 10" (3.6m x 3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point with decorative rose and bi-fold doors to

#### **Lounge Area to Rear**

15' 8" x 9' 10" (4.8m x 3m) With coving to ceiling, wall mounted radiator, two ceiling light points with decorative roses, electric fire with marble hearth and wooden surround and a UPVC double glazed sliding patio leading to

#### **Conservatory**

8' 10" x 8' 6" (2.7m x 2.6m) Of brick and UPVC construction with double opening doors to patio, polycarbonate roof, ceiling light and fan and laminate flooring

### **Re-Fitted Kitchen to Rear**

8' 10" x 8' 2" (2.7m x 2.5m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor fan over and oven below. Slate tiling to floor, radiator, ceiling spot lights, a double glazed window to the rear aspect and opening to

### **Utility Area**

16' 0" x 6' 6" (4.9m x 2m) Fitted with a range of wall units and a larder unit, a work surface with space and plumbing for washing machine and tumble dryer below, UPVC double glazed door to rear, ceiling skylight, slate tiling to floor, central heating radiator, ceiling spot lights, door to garage and door to



### **Guest W.C**

Being fitted with a low flush WC, obscure UPVC double glazed window to rear, radiator and ceiling spot lights

### **Landing**

With an obscure UPVC double glazed window to side, ceiling light point, coving to ceiling, loft access to and door to

### **Bedroom One to Front**

16' 0" x 8' 6" (4.9m x 2.6m) With UPVC double glazed bay window to front elevation, a range of fitted wardrobes, coving to ceiling, wall mounted radiator and ceiling light point





### Bedroom Two to Rear

11' 9" x 8' 6" (3.6m x 2.6m) With UPVC double glazed window to rear elevation, wall mounted radiator, cov ing to ceiling and ceiling light point

### Bedroom Three to Front

8' 2" x 5' 2" (2.5m x 1.6m) With UPVC double glazed window to front elevation, laminate flooring, wall mounted radiator and ceiling light point

### Family Bathroom to Side

8' 10" x 5' 6" (2.7m x 1.7m) Being fitted with a white suite comprising of a panelled bath with electric shower and glass shower screen and a pedestal wash hand basin. Radiator, tiling to splash prone areas, laminate flooring, airing cupboard, ceiling light point and an obscure double glazed window to the side elevation

### Separate W.C

With a low flush W.C, obscure UPVC double glazed window to rear, laminate flooring and ceiling light point

### Rear Garden

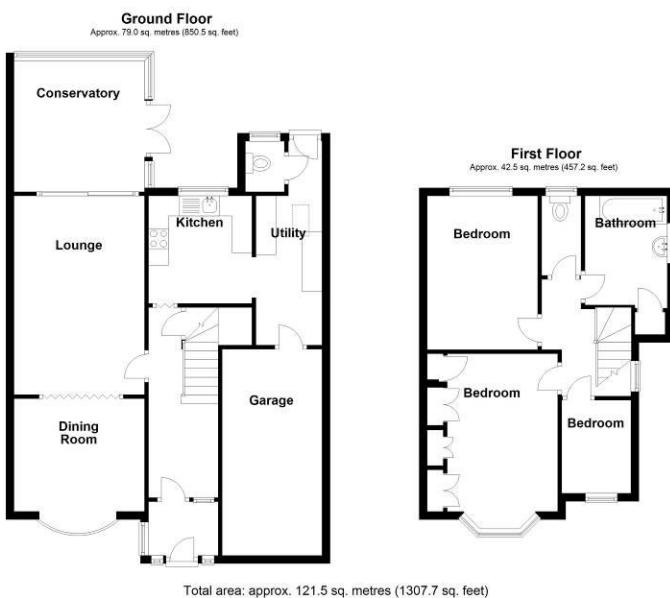
The extensive rear garden is mainly laid to lawn with paved patio, mature shrubs and bushes and panelled fencing to boundaries

### Garage

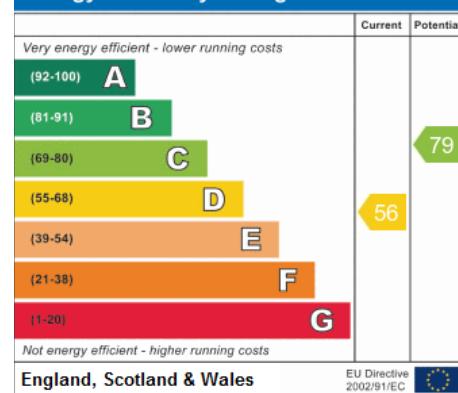
16' 4" x 7' 10" (5m x 2.4m) Located at the side of the property with an up and over door for vehicular access, ceiling light point and courtesy door to utility

### 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 Hedges



### Energy Efficiency Rating



316 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements