



Arnold Grove

Shirley, Solihull, B90 3JR

- An Extended & Well Maintained Semi Detached Family Home
- Three Double Bedrooms
- Lounge Diner, Kitchen & Study/Potential Ground Floor Bedroom Four
- Re-Fitted Four Piece Family Bathroom, Utility Room & Guest WC

£339,950

EPC Rating '76'





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 gymnasiums 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 extending to composite front door leading into

Enclosed Porch

With tiled flooring and hardwood door with obscure glazed insert leading through to

Entrance Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation with under-stairs storage cupboard and doors leading off to

Lounge Diner

29' 0" x 9' 10" (8.84m x 3m) With double glazed bay window to front elevation, double glazed French doors with side windows leading out to the rear garden, spot lights to ceiling, two radiators, feature marble fireplace with modern electric fire and wood effect floor covering



Kitchen to Rear

11' 9" x 8' 4" (3.58m x 2.54m) Being fitted with a range of wall, drawer and base units, roll top work surfaces with matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, space and point for electric cooker with extractor canopy over, double glazed window to rear elevation, ceiling light point and door leading into



Utility Room to Rear

16' 6" x 4' 7" (5.03m x 1.4m) With space and plumbing for washing machine, space for tumble dryer, wood effect worktop, wall mounted boiler, two ceiling light points, modern vertical radiator, tiled flooring, door to rear garden and door leading into

Guest WC

With low flush WC, wall mounted wash hand basin, obscure double glazed window, ceiling light point and tiling to floor and splashback areas



Study/Ground Floor Bedroom Four to Front

14' 10" x 6' 11" (4.52m x 2.11m) With double glazed window to front elevation, ceiling light point, radiator and built-in storage cupboard

Accommodation on the First Floor

Landing

With ceiling light point, access to loft space, obscure double glazed window and doors leading off to



Bedroom One to Front

12' 2" plus bay x 9' 11" max (3.71m x 3.02m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

15' 6" x 9' 10" max (4.72m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

13' 3" x 8' 0" (4.04m x 2.44m) With two double glazed windows to front elevation, radiator and ceiling light point



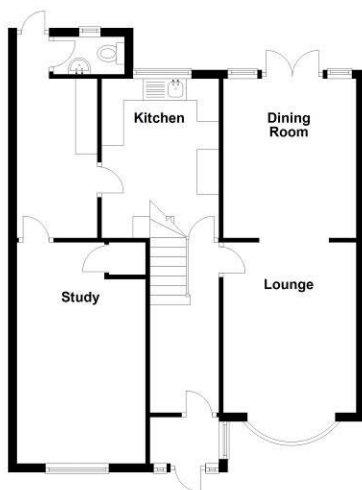
Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a modern four piece white suite comprising panelled corner bath with mixer tap, WC with enclosed cistern, large shower cubicle with overhead rainfall shower and further handheld shower attachment and floating vanity wash hand basin with mixer tap and drawers beneath, obscure double glazed windows to rear and side elevations, complementary tiling to floor and walls, spot lights to ceiling and chrome ladder style radiator

Good Size Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, paved pathway, cold water tap and timber storage shed

Ground Floor
Approx. 67.7 sq. metres (728.7 sq. feet)



First Floor
Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 115.1 sq. metres (1238.8 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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