



Arbury Hall Road, Solihull

Offers in Region of £330,000





PROPERTY OVERVIEW

Nestled on a tranquil road, this deceptively spacious three-bedroom semi-detached property offers the perfect blend of comfort and convenience. Just a stone's throw away from local amenities, this home presents a serene retreat from the hustle and bustle of daily life. Upon entering through the porch, you are greeted by a generously sized entrance hallway, leading to a bright and airy dual aspect living room that bathes in natural light. The ground floor boasts an expansive open plan kitchen/diner with ample work surfaces, complemented by a practical utility room and guest toilet. Upstairs, three generously sized bedrooms await, with the principal bedroom featuring a large built-in wardrobe and media wall. A well-appointed family bathroom services all bedrooms. Outside, a sizeable private rear garden provides an ideal space for outdoor relaxation. Additionally, the property offers the convenience of a driveway, providing parking space for multiple vehicles. Don't miss this opportunity to own a home that effortlessly combines spacious living with a sought-after location.



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Abundance Of Natural Light Throughout
- Dual Aspect Living Room
- Large Open Plan Kitchen / Diner
- Practical Utility Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Large Private Rear Garden
- Parking For Multiple Vehicles



PORCH

ENTRANCE HALLWAY

LIVING ROOM

18' 11" x 9' 11" (5.77m x 3.02m)

KITCHEN/DINER

14' 4" x 12' 8" (4.37m x 3.86m)

UTILITY

6' 8" x 5' 8" (2.03m x 1.73m)

WC

4' 8" x 3' 4" (1.42m x 1.02m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 8' 4" (3.91m x 2.54m)

BEDROOM TWO

11' 4" x 10' 0" (3.45m x 3.05m)

BEDROOM THREE

9' 11" x 7' 2" (3.02m x 2.18m)

BATHROOM

8' 0" x 5' 11" (2.44m x 1.80m)

TOTAL SQUARE FOOTAGE

100.3 sq.m (1080 sq.ft) approx.



OUTSIDE THE PROPERTY

SIZEABLE PRIVATE REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Flavel free standing cooker, extractor, Beko dishwasher, garden shed, all carpets and blinds and some curtains and light fittings.

ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers.
Broadband - ADSL copper wire. Loft space - boarded with ladder.

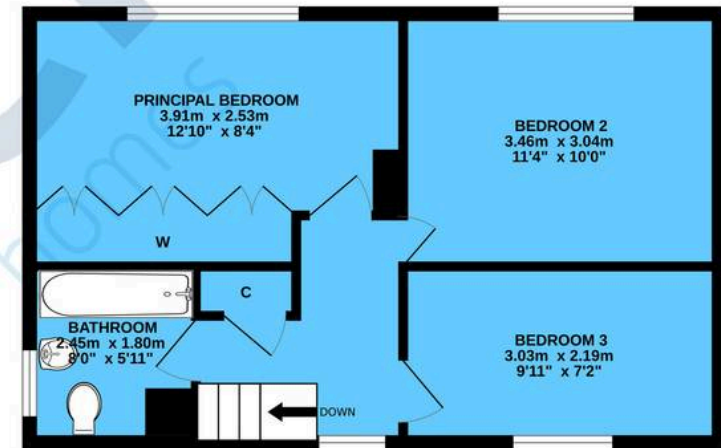
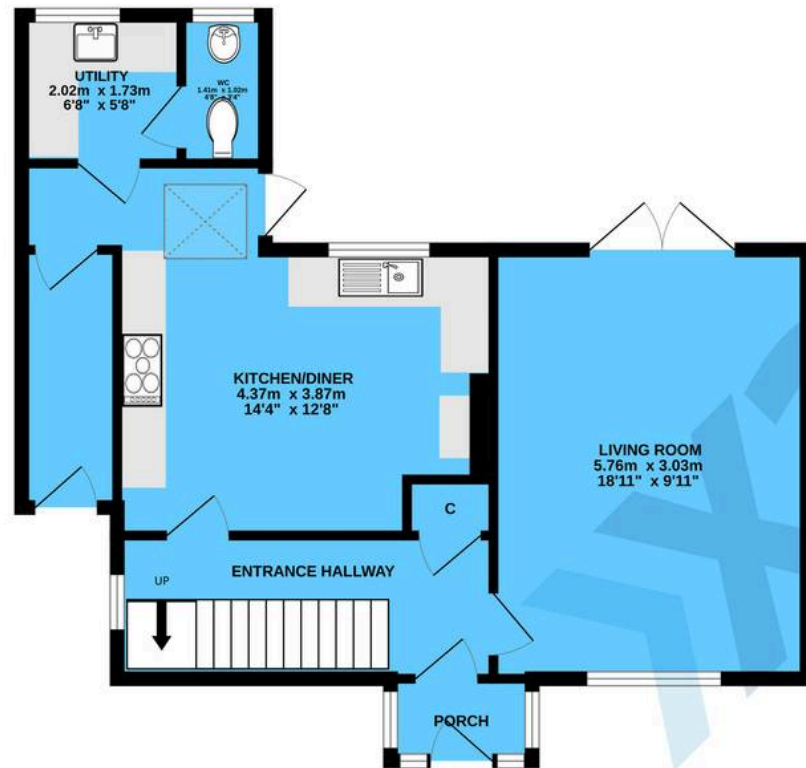
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 100.3 sq.m. (1080 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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