



Arundel Road, Nr Hollywood

Offers Around £240,000

- HALLWAY
- KITCHEN
- BATHROOM
- FRONT DRIVEWAY
- LOUNGE DINER
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

A traditional semi detached house offering the potential for extension subject to planning close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Solihull, Kings Heath and the surrounding suburbs.

Set back from the road via a full width block paved driveway, a part glazed UPVC front door opens into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to the kitchen and

LOUNGE DINER

25'4 into bay x 10'7 max (7.72m into bay x 3.23m max)



Having UPVC double glazed bay window to the front and sliding patio style doors to the rear, two ceiling light points and two central heating radiators



KITCHEN **9'8 x 8'7 (2.95m x 2.62m)**



Having wall and base units with work surfaces over, sink and drainer, space for cooker and fridge freezer, ceramic wall and floor tiles, ceiling light point, UPVC double glazed window to the rear and part glazed door to the

SIDE PASSAGEWAY

Having doors to the front and rear

LANDING

Having window to the side, ceiling light point, loft access and doors to three bedrooms and bathroom

BEDROOM 1

14'8 into bay x 10'4 (4.47m into bay x 3.15m)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 2

10'9 x 10'4 (3.28m x 3.15m)

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3

8'8 max x 6'3 (2.64m max x 1.91m)

Having UPVC double glazed window to the front and ceiling light point

BATHROOM



Having low level WC, pedestal wash hand basin, ceramic wall and floor tiles, ceiling light point, central heating radiator and UPVC double glazed window to the rear

REAR GARDEN

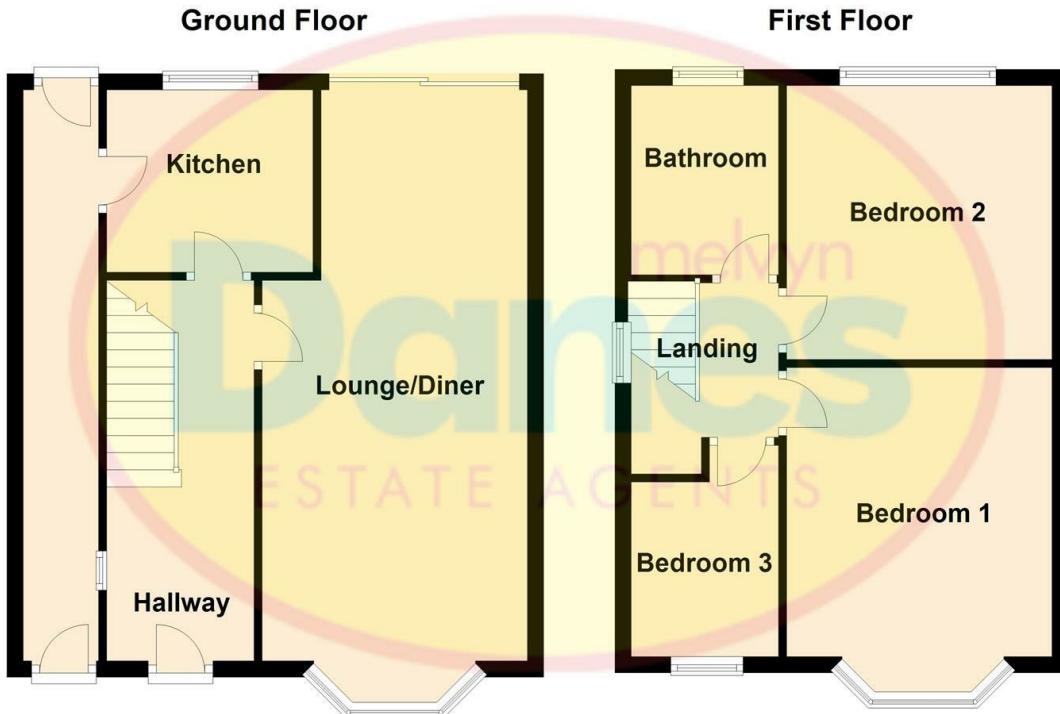


Having patio area leading to lawn with rear gated access to hardstanding



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



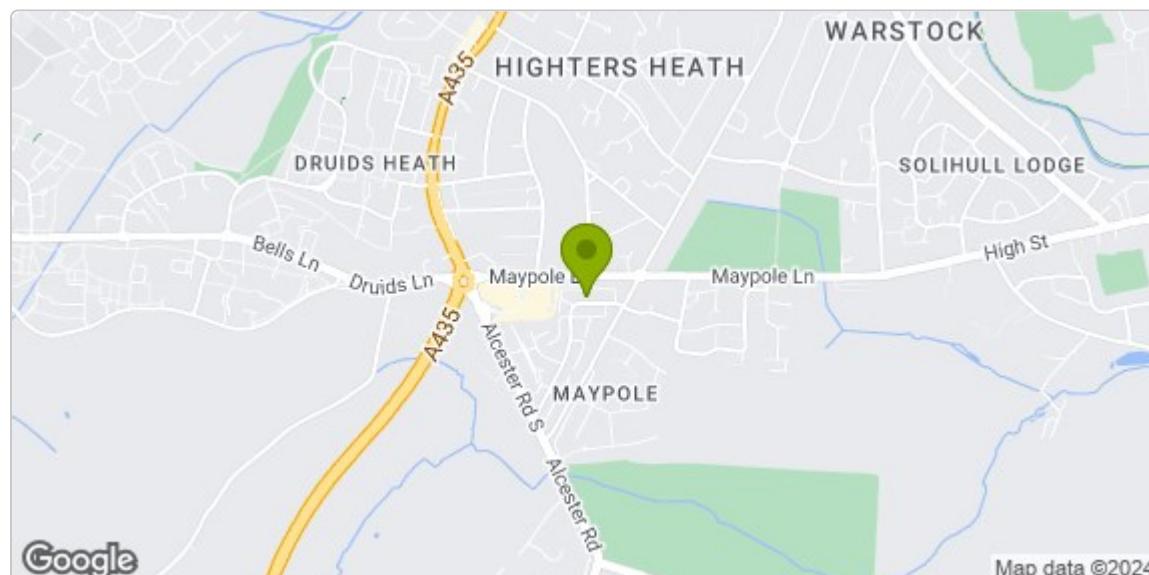
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
90 Arundel Road Nr Hollywood
Birmingham B14 5UE

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC