

Arundel Crescent

Solihull

Asking Price £315,000

Description

Arundel Crescent leads just off Castle Lane which in turn joins Lode Lane together with the A41 Warwick Road via Ulverley Green Road. Olton Railway Station is sited just off the A41 offering services to Birmingham and beyond. The A41 gives access to the town centre of Solihull, passing the popular Dovehouse parade of shops, or travelling in the opposite direction to the city centre of Birmingham, via Acocks Green.

Regular bus services operate along Castle Lane and Lode Lane to the town centre of Solihull or out to the A45 Coventry Road in Sheldon. The A45 also gives access to the city centre of Birmingham or travelling in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three double bedroomed extended semi-detached property is set back from the road behind a driveway to the fore leading to the garage and front entrance. A UPVC double glazed entrance door allows access into the porch with further access into the accommodation that comprises of entrance hall with under stair storage, front reception room currently set up as a living room with bay window and wall mounted fire place. Rear reception set up as dining room with rear bay window with sliding doors opening onto the garden. Off the hall is the fitted kitchen offering integrated appliances and generous in size with views over the garden and side access to the side passage.

To the first floor we have three bedrooms two of which are generous doubles with the principle bedroom having a range of fitted wardrobes. the third bedroom is a small double or a generous single. Off the landing is the family bathroom fitted with bath with shower over and wash basin with the WC having separate access.

To the rear we have a private mature garden with patio area and well stocked borders with the benefit of a brick built outbuilding as well as side passage access to the front and rear access into the garage.













Accommodation

Entrance Porch

Living Room
12'10" x 10'9" (3.917 x 3.277)

Dining Room
13'8" x 10'9" (4.166 x 3.277)

Kitchen
9'0" x 11'4" (2.748 x 3.465)

Bedroom One
13'6" x 10'9" (4.127 x 3.277)

Bedroom Two
13'8" x 10'9" (4.191 x 3.281)

Bedroom Three
9'0" x 7'6" (2.754 x 2.291)

Bathroom
7'0" x 5'11" (2.152 x 1.813)

WC

Single Garage
10'3" max x 14'10" (3.127 max x 4.540)

Private Rear Gardens

Off Road Parking













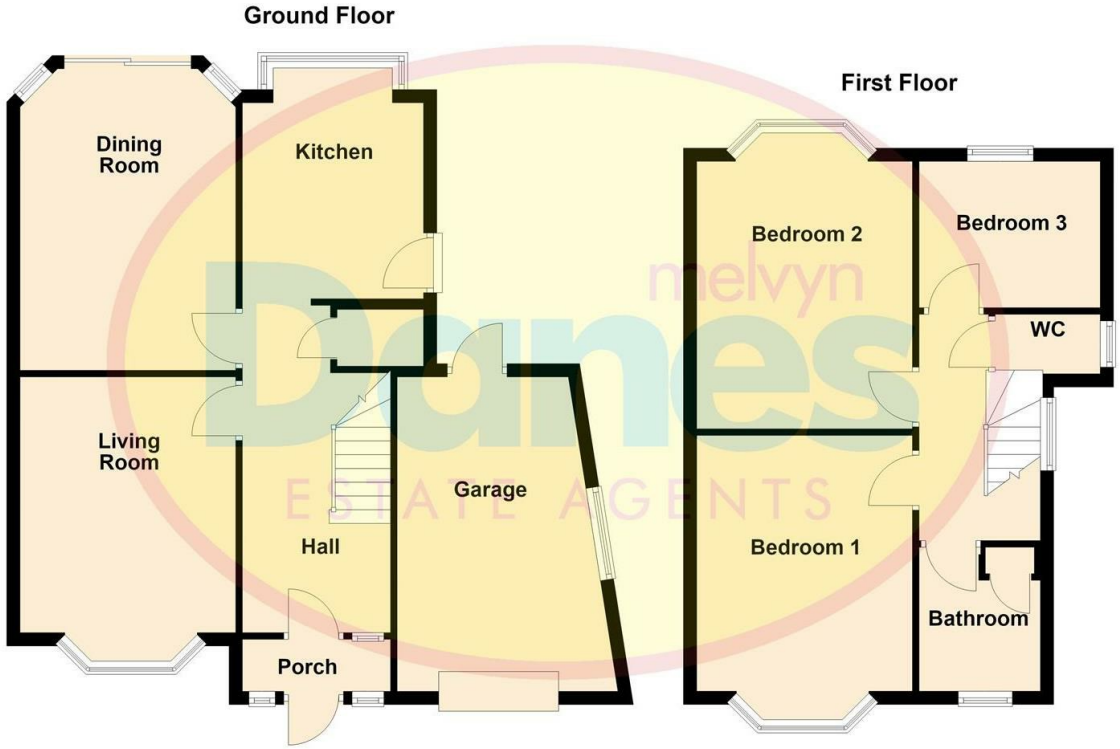
TENURE: We are advised that the property is Freehold

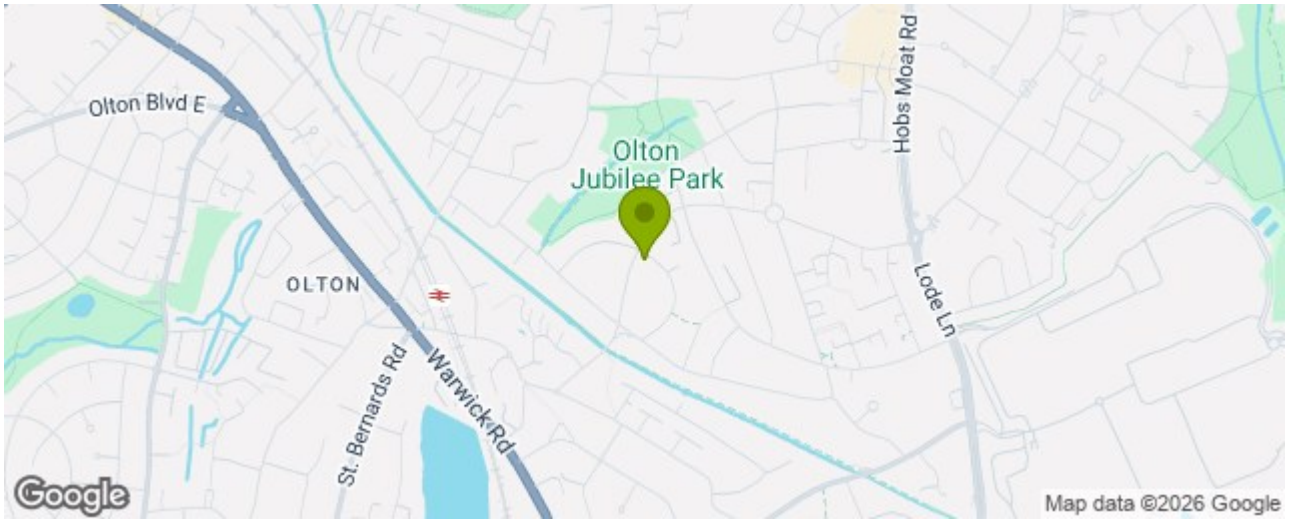
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 24/8/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

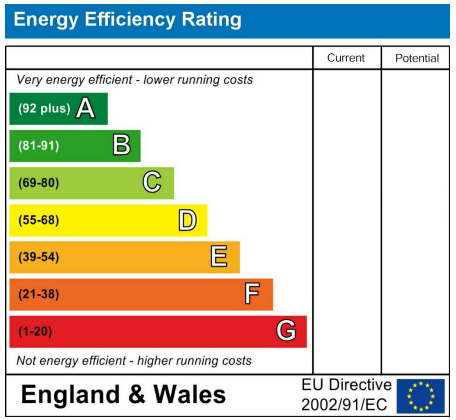
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





69 Arundel Crescent Solihull Solihull B92 8RQ
Council Tax Band: C



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.