



melvyn
Danes
ESTATE AGENTS



Arlescote Road
Solihull
Asking Price £285,000

Description

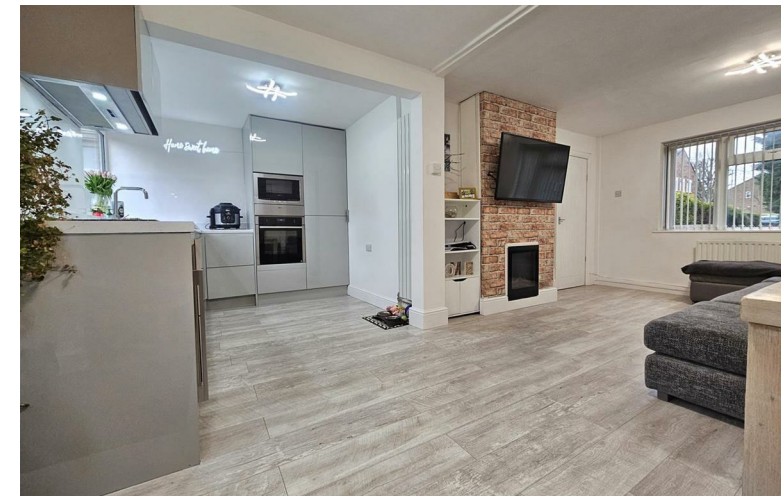
Arlescote Road leads from Mayswood Road which in turn leads from Old Lode Lane linking between the centres of Solihull and the A45 Coventry Road in Sheldon along where you will find a good choice of shopping facilities and frequent bus services operate along Lode Lane to the city centre of Birmingham or in the opposite direction to the town centre of Solihull with an excellent choice of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station.

Travelling away from Birmingham along the A45 one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Arlescote Road is also close to access to Elmdon Park, a pleasant area of public open space with recreational facilities and woodland walks.

The property is approached via a fore garden laid to lawn with a path leading to the front door. The property is well presented and offers a bright and stylish finish and comprises of entrance hall, open plan living/dining/kitchen. A generous space with a stylishly fitted kitchen offering a range of integrated appliances. With French doors opening onto the rear garden which are particularly private and benefit from various brick built storage options as well as a summer house with power and lighting currently set up as a home gym.

Off the hall is the ground floor toilet and utility area housing washers and dryers and access to the first floor which offers three bedrooms, two of which are generous double with the third making an ideal child's room with ample over stair storage. Off the landing is the family bathroom with p shaped bath and shower over.



Accommodation

Entrance Hall

Open Plan Living/Dining Kitchen

19'10" x 11'10" (6.050 x 3.620)

Kitchen Area

9'0" x 8'0" (2.760 x 2.439)

Ground Floor WC/Utility Space

Bedroom One

11'2" x 11'3" (3.421 x 3.438)

Bedroom Two

8'4" x 13'0" (2.541 x 3.985)

Bedroom Three

8'5" x 6'2" (2.574 x 1.882)

Bathroom

7'6" x 5'5" (2.290 x 1.672)

Summer House

Private Rear Gardens



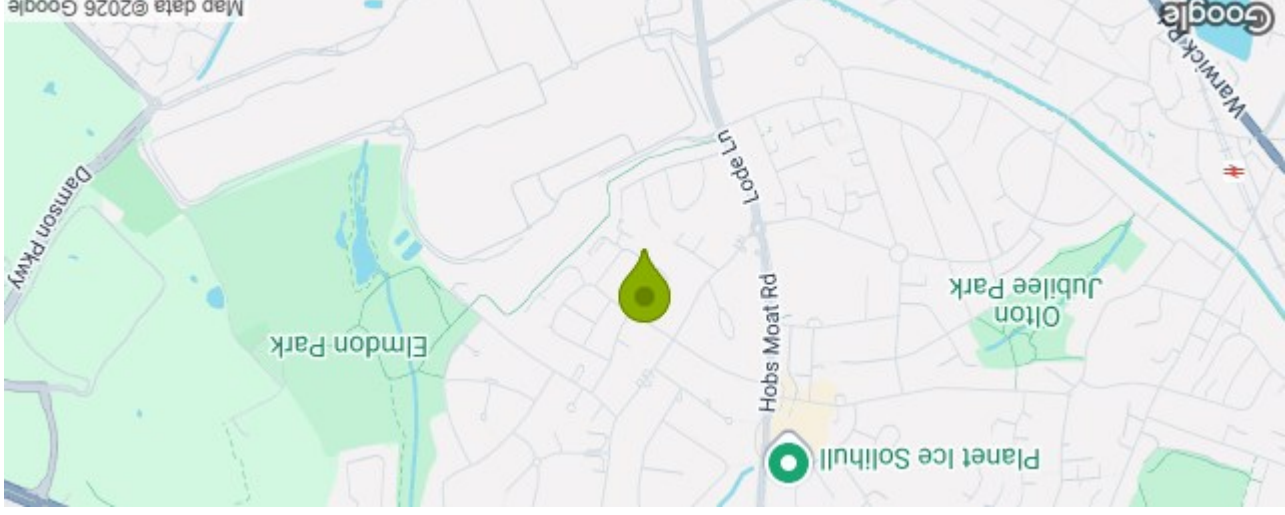
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 31/3/2026 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.

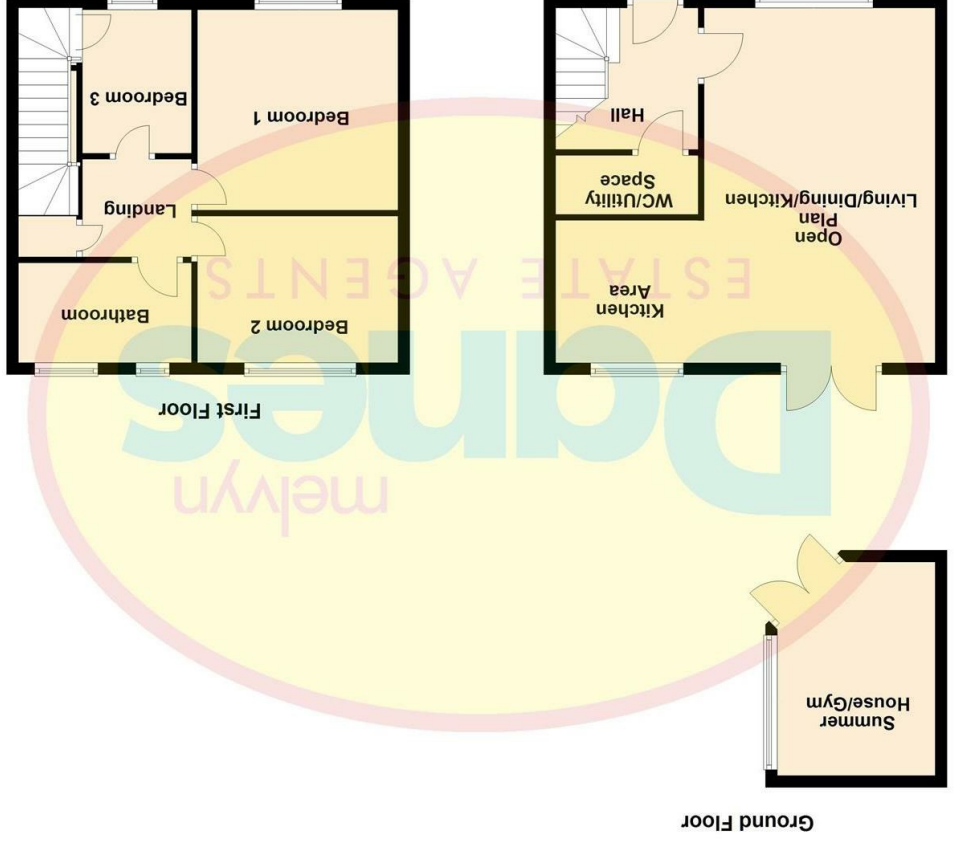
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



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

72 Arlescote Road Solihull Solihull B92 9HY
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.