



melvyn
Danes
ESTATE AGENTS

Arbury Hall Road

Shirley

Asking Price £290,000

Description

Arbury Hall Road is off Swallows Meadow off Cranmore Boulevard which links Widney Lane with the main A34 Stratford Road. Close by are both Widney Junior School and Cranmore Infant School. A walk of approximately a mile from here will bring you to Alderbrook Senior School, in whose catchment we are advised the property falls, subject to confirmation from the Education Authority, and also nearby, in Whitefields Road, is St Augustines Roman Catholic Junior and Infant School, and St Peters Roman Catholic Senior School and Sixth Form College.

Close to the junction with Marshall Lake Road and Longmore Road, are local shops, and further local shopping will be found on the corner of Cranmore Road at its junction with Marshall Lake Road. At the opposite side of this junction is access into the Retail Park, and of course the main Stratford Road provides a comprehensive array of shops ranging from small speciality and convenience stores to a choice of major supermarkets.

Regular bus services operate along Marshall Lake Road and Stratford Road giving access to the centre of Solihull and also into the City of Birmingham and its outlying suburbs. Travelling by car along the A34 Stratford Road, a journey of less than three miles will bring you to the junction of the M42 motorway. On this junction is sited the expanding Blythe Valley Business Park, which complements the existing business premises which are sited on Cranmore Boulevard and encompass the Cranmore, Widney, Monkspath and Solihull Business Parks.

An ideal location therefore for this stylish two bedroomed semi detached property approached via a large gravelled drive way allowing access into the accommodation via partially glazed upvc front door.

The accommodation is fresh throughout and comprises of living room with bay window, extended open plan kitchen dining room with breakfast bar. A fully fitted kitchen with a range of integrated appliances benefitting from utility storage and further storage as well as rear door access into the rear garden. This really is an impressive space with wooden worktops and stylish décor.

To the first floor we have two double bedrooms with the principle bedroom being particularly generous and bath rooms befitting from closet storage. The bathroom is well fitted with a stylish finish offering basin with vanity storage, toilet and bath with thermostatic shower over.

To the rear we have a landscaped garden with artificial lawn porcelain patio bordered by panelled fencing. In the garden their is secure access via a UPVC door into a brick out building ideal storage or the potential to convert into a living space.



Accommodation

Entrance Hall

Living Room

10'6" x 14'6" (3.203 x 4.426)

Kitchen/Dining Room

17'0" x 9'2" + 7'6" x 8'10" (5.201 x 2.817 + 2.311 x 2.698)

Bedroom One

9'1" x 13'10" (2.792 x 4.217)

Bedroom Two

12'5" x 8'9" (3.802 x 2.673)

Bathroom

7'8" x 7'1" (2.360 x 2.179)

Brick Built Out Building

10'7" x 7'7" (3.240 x 2.325)

Landscaped Rear Gardens

Off Road Parking



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