



# Arundel Road, Nr Hollywood

## Offers Around £275,000

- PORCH
- LOUNGE DINER
- EXTENDED & REFITTED KITCHEN
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN
- HALLWAY
- CONSERVATORY
- UTILITY & GUEST CLOAKS WC
- REFITTED WET ROOM
- FRONT DRIVEWAY



A well presented and extended semi detached house 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 block edged tarmacadam driveway, UPVC double glazed double doors open into the

### **HALLWAY**

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

### **LOUNGE DINER**

**26'5 into bay x 11'5 max (8.05m into bay x 3.48m max)**



Having UPVC double glazed bay window to the front, two ceiling light points, three wall light points, two central heating radiators, modern fireplace with inset gas fire and French doors into the



### **CONSERVATORY**

Having ceiling light point and UPVC double glazed windows and double doors to the rear garden

### **EXTENDED KITCHEN DINER** **10'7 x 8'5 (3.23m x 2.57m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with instant hot water filter tap, four ring gas hob with extractor over and oven beneath, space for dishwasher, fridge and freezer, ceramic wall and floor tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

### **LANDING**

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and refitted wet room

**BEDROOM 1**  
**14'6 into bay x 11'6 (4.42m into bay x 3.51m)**



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

**BEDROOM 2**  
**11'11 x 10'5 (3.63m x 3.18m)**

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

**BEDROOM 3**  
**7'5 x 6'5 (2.26m x 1.96m)**

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

**REFITTED WET ROOM**



Having wall shower with side screen, wash hand basin in vanity unit, low level WC with concealed cistern, ceramic wall tiles, central heating radiator and UPVC double glazed window to the rear

**LANDSCAPED REAR GARDEN**

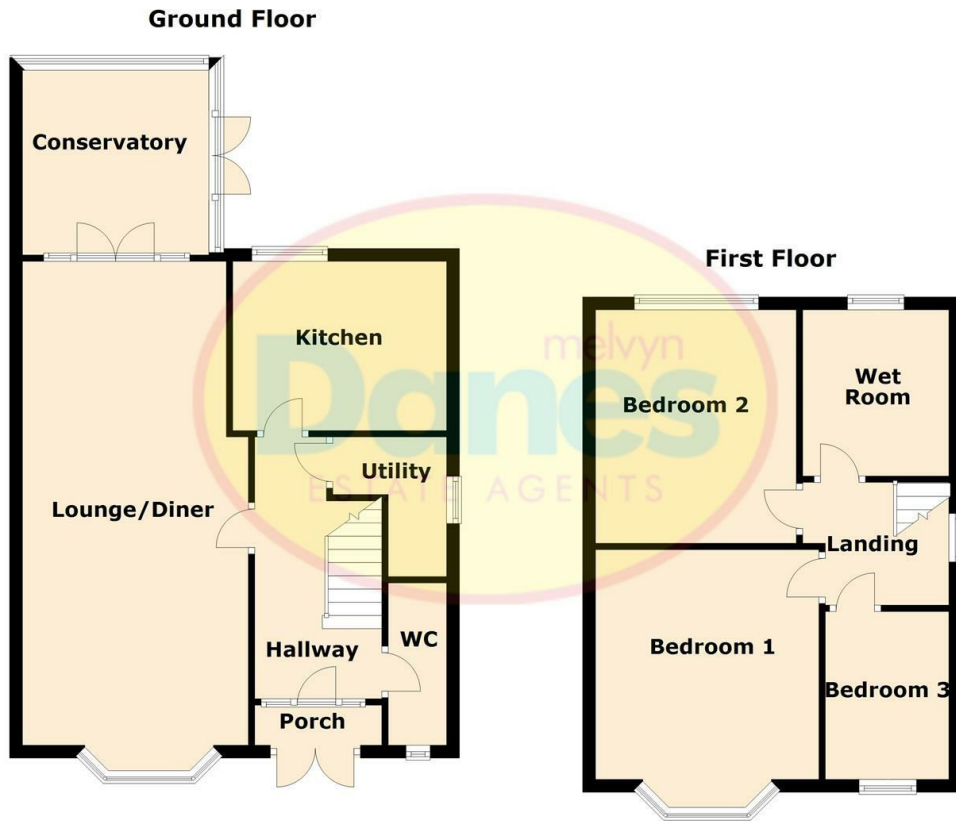


Having paved patio leading to artificial lawn, flower and shrub borders, fencing to boundaries and gated side access



## 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.



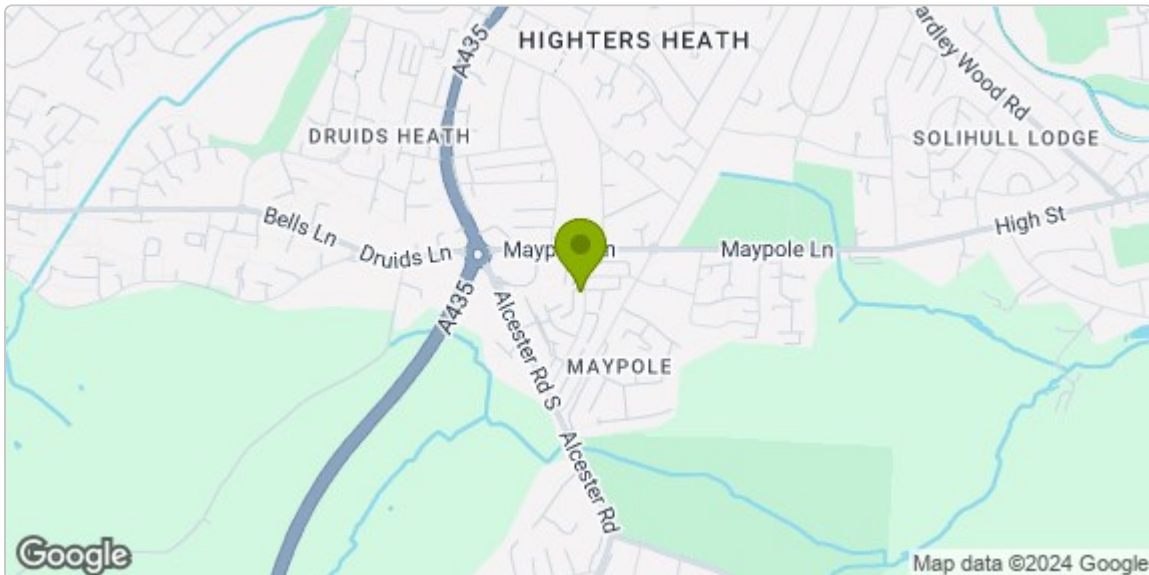
**TENURE:** We are advised that the property is Freehold.

**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:**  
60 Arundel Road Nr Hollywood  
Birmingham B14 5UD

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	