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Estate Agents









82 Arundel Crescent, Solihull B92 8RG

Price Guide £365,000

- Extended Larger Style Traditional Semi Detached
- Three Bedrooms & Office/Study
- Extended Kitchen/Diner
- Off Road Parking for Several Vehicles
- No Chain
- Energy Efficiency Rating - tbc

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

82 Arundel Crescent, Solihull B92 8RG

82 Arundel Crescent is an attractively presented, larger style, traditional semi-detached residence that has been extended and vastly improved by the current owners. The property is situated on a generous sized plot. In brief the property boasts gas central heating, UPVC double glazing and comprises, enclosed porch, entrance hall, ground floor shower room/WC, through lounge/dining room, extended kitchen/diner, three bedrooms, office/study, refitted bathroom, partially boarded loft, well-maintained, landscaped garden, side garage, driveway parking for several vehicles. This popular location is close to Olton train station, local shops and amenities. No Chain.



APPROACH
Via a paved driveway that enables off-road parking for vehicles leading to a UPVC double glazed, enclosed storm porch entrance with oak front door to:-

WELCOMING HALLWAY
Wood-effect flooring, double panel radiator, two ceiling light points, stairs rising to first floor landing, under stairs cupboard, doors radiating off to ground floor shower room, through lounge/diner and extended kitchen.

GROUND FLOOR SHOWER ROOM
A beautifully appointed shower room with low-level flush WC, hand wash basin, shower cubicle with Myra thermostatic shower unit, fully tiled walls and floors, ceiling spotlights.



THROUGH LOUNGE/DINER MAX
28' 10" (8.8M) X 11' 10" (3.6M)
A delightful, spacious room comprising ornamental marble fireplace with coal-effect electric fire, wood-effect flooring, two ceiling light points, four wall light points, TV point, two double panel radiators, large UPVC double glazed bay window to the front aspect, UPVC double glazed French doors to the garden.

EXTENDED KITCHEN / DINER
27' 3" (8.3M) X 8' 6" (2.6M)
A stunning kitchen that enjoys views over the rear garden is comprehensively fitted with a range of modern white wall and base units with granite-effect work surfaces, complementary ceramic tiling to walls, one and a half bowl stainless steel sink drainer with Flexi mixer tap over, integrated Neff five ring gas hob and electric oven, Bosch dishwasher, stainless steel canopy cooker hood / extractor fan, ceiling spotlights, TV point, ceramic flooring, full height UPVC double glazed windows overlooking garden and UPVC double glazed French doors to the garden, door to:-



COVERED SIDE UTILITY
11' 2" (3.4M) X 3' 7" (1.1M)
Stainless steel single drainer sink unit, wall and base units with rolltop worksurfaces, ceramic tiled floor, space and plumbing for a washing machine, UPVC double glazed doors to the rear garden and garage.

GARAGE
15' 5" (4.7M) X 6' 11" (2.1M)
Double opening doors, power, lighting, and Glow Worm combi boiler.

FIRST FLOOR LANDING
Obscure UPVC double glazed window to the side aspect, loft access with pull down ladders leading to partially boarded loft, doors radiating off to bedroom one, bedroom two, bedroom three, bathroom and study/office.



BEDROOM ONE (FRONT)
14' 5" (4.4M) X 10' 6" (3.2M)
Double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)
14' 5" (4.4M) X 11' 10" (3.6M)
Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
8' 9" (2.7M) X 6' 1" (1.8M)
Built-in wardrobes, double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

STUDY / OFFICE
5' 3" (1.6M) X 3' 11" (1.85M)
Telephone point, ceiling light point, UPVC double glazed window to the front aspect, panel radiator, wood-effect flooring.

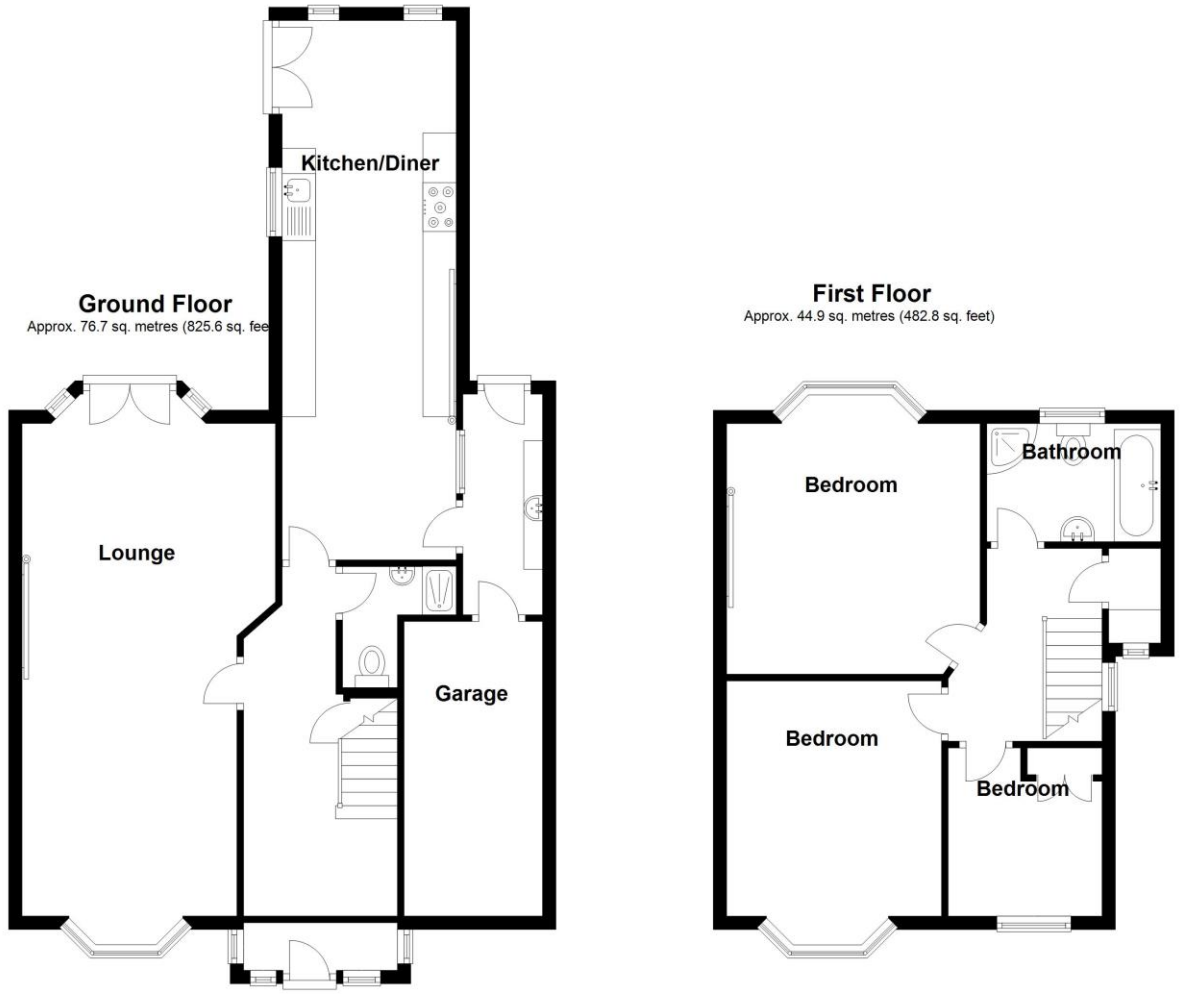


FAMILY BATHROOM
Luxurious bathroom which comprises low-level flush WC, hand wash basin, panel bath with chrome shower attachment, shower enclosure with Grohe thermostatic shower unit, ceramic tiling to walls and floor, chrome towel radiator, ceiling spotlights, obscure UPVC double glazed window to the side aspect.

GARDEN
Large full width patio with decorative dwarf brick retaining wall gives access to a mainly laid to lawn garden with pathway that leads to a play area/hardstanding. The Garden is enclosed with wooden fence panel perimeter

TENURE
We have been advised that the property is Freehold

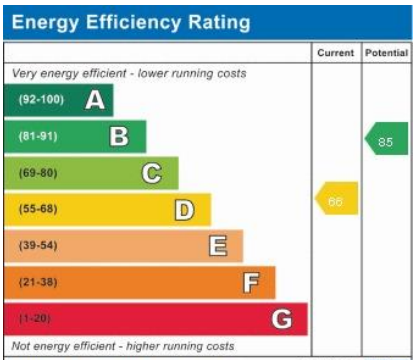




Total area: approx. 121.6 sq. metres (1308.4 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



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