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45 Arbury Hall Road, Shirley, Solihull B90 4PZ

Offers in Excess £300,000

- Occupying a Large Corner Position
- Scope for Enlargement (STPP)
- Three Bedrooms
- Well Presented Throughout
- Off Road Parking
- Energy Efficiency Rating - D

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45 Arbury Hall Road, Shirley, Solihull B90 4PZ

45 Arbury Hall Road is a well presented three bedroom semi detached residence, that occupies a large corner plot offering scope for enlargement (STPP) within close proximity to shops, amenities and excellent schools. The property falls within the catchment for excellent schools and briefly comprises hallway, lounge, spacious dining kitchen, three bedrooms, family bathroom, established Southerly facing rear garden, off road parking for several vehicles.

APPROACH
The property sits on a large corner plot with a wide frontage with two laid to lawn gardens and a driveway enabling off-road parking for several vehicles. There is a UPVC double glazed front door to:-



ENTRANCE HALL
Slate stone flooring, double panel radiator, ceiling light point, stairs rising to first floor landing, large built-in storage cupboard, door to lounge, archway to kitchen and UPVC double glazed door to the rear garden.

LOUNGE
11' 6" (3.5M) X 19' 0" (5.8M)
Ornamental log effect gas fire, double panel radiator, oak flooring, ceiling light point, large UPVC double glazed bay window to the front aspect.



BREAKFAST KITCHEN
14' 5" (4.4M) X 12' 10" (3.9M)
A lovely farmhouse style kitchen comprises a range of light oak wall and base units with coordinated worksurfaces, complementary tiling to splash prone areas, integrated Indesit gas hob and electric oven, canopy extractor fan/hood, space and plumbing for a dishwasher and washing machine, provision for a fridge freezer, slate stone flooring, single panel radiator, ceiling light point, UPVC double glazed window door to the rear aspect.



FIRST FLOOR LANDING
UPVC double glazed window to the side aspect, single panel radiator, cupboard housing Worcester combi boiler, loft access, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (FRONT
10' 10" (3.3M) X 9' 10" (3.0M)
Single panel radiator, ceiling light point, built-in wardrobe, UPVC double glazed window to the front aspect.

BEDROOM TWO (REAR)
10' 2" (3.1M) X 10' 6" (3.2M)
Single panel radiator, ceiling light point, built in wardrobe, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
10' 6" (3.2M) X 8' 2" (2.5M)
Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

FAMILY BATHROOM
Modern three piece suite comprises low level flush WC, pedestal hand wash basin, panel bath with Triton thermostatic shower unit, complementary tiling to splash prone areas, towel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

GARDEN
A block paved patio which extends to the side of the property leads to a south facing garden with wood panel fence perimeter that is mainly laid to lawn with well-established borders. To the side of the property there is a brick built store, further seating area and gated access to the front of the property.

TENURE
We have been advised that the property is Freehold this is subject to verification by your Solicitor.

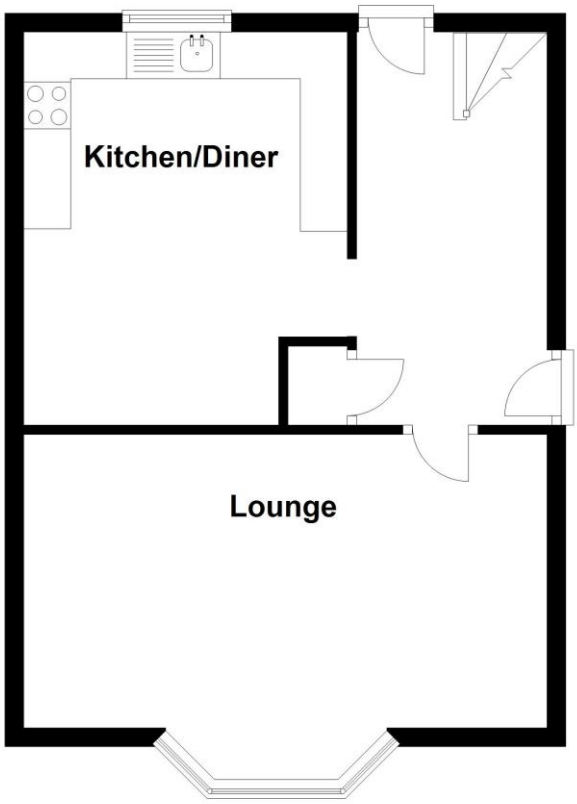






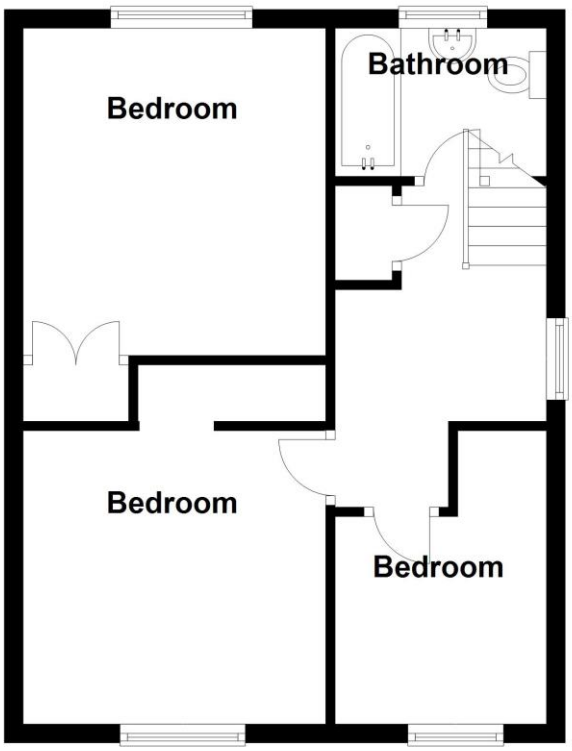
Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



First Floor

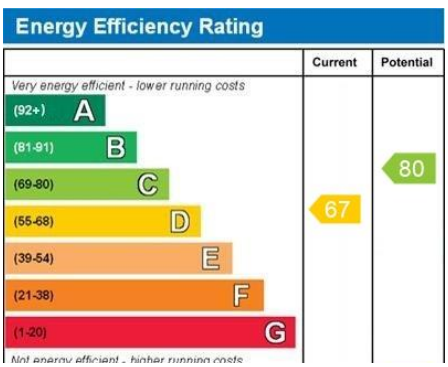
Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.1 sq. feet)

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