



84 Arlescote Road, Solihull B92 9HY

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£195,000



## Key Features

Entrance Porch / Reception Hall  
 Spacious Lounge  
 Extended Family/Dining Room  
 Guest Cloakroom / Utility  
 Re-Fitted Kitchen  
 Three Bedrooms  
 Re-Fitted Family Bathroom  
 Gas Central Heating / Double Glazing  
 Bevel Line Flooring to the Ground Floor  
 Foregarden / Driveway Parking  
 Easily Maintained Rear Garden

84 Arlescote Road is a spacious, well proportioned, extended, three bedroomed, semi detached residence, conveniently situated within this popular residential area.

## Local Authority

Solihull Metropolitan Borough Council

## Vendor's Comments

84 Arlescote Road has been our wonderful family home for almost 16 years !

It has been the perfect house to raise our family with fantastic schools and amenities. With a heavy heart we feel the time is right to make our next move.

The house is in a very peaceful location with wonderful neighbours !

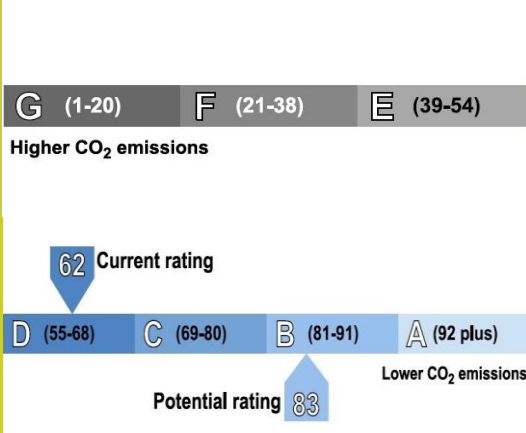
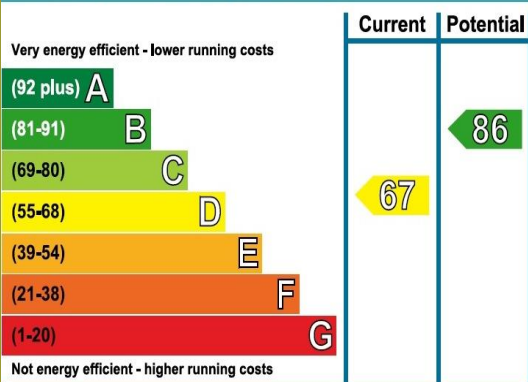
## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Viewing Arrangements

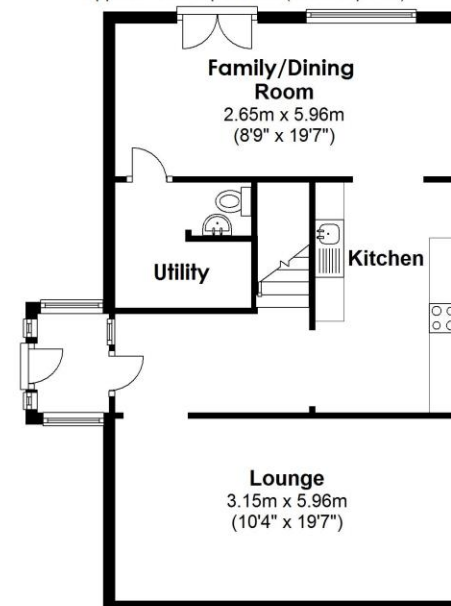
Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## Energy Efficiency Rating



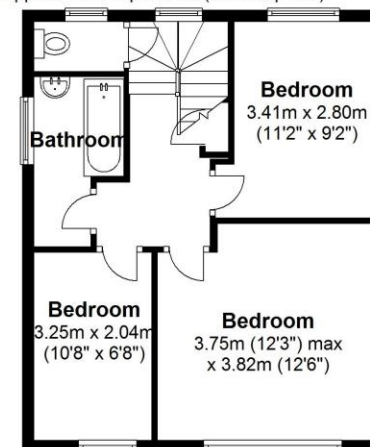
## Ground Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



## First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 105.0 sq. metres (1130.6 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





