

Horton & Storey



Arlington Grove, Birmingham,

Offers Over **£180,000**

Property Features

- Well Presented
- End Terraced
- Off Road Parking
- Bathroom
- Large Rear Garden
- Kitchen-Diner

Full Description

LOCAL AREA Situated in a residential area that is ideal for families given its close proximity to schools, bus stops and amenities. Yardley Wood train station is a short distance away so it is also ideal for commuters.

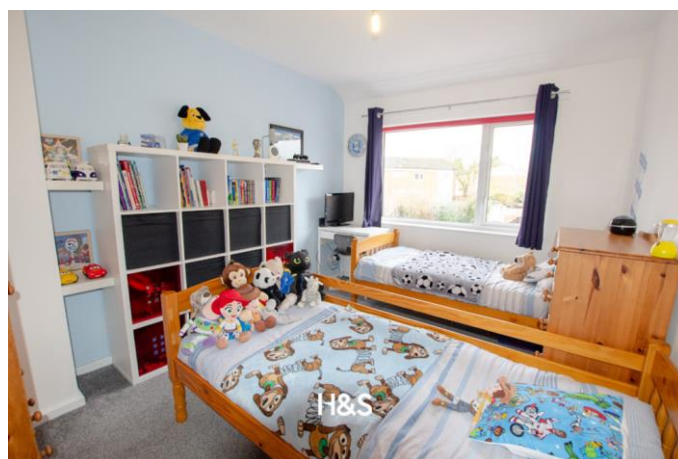
APPROACH Via the large driveway leading to the side door.

GROUND FLOOR

HALLWAY Stairs leading to the first floor landing, central heating radiator and a door leading to the lounge

LOUNGE 13' 5" x 14' 8" (4.1m x 4.48m) A bright lounge with a double glazed window to the front elevation, a central heating radiator, a built in storage cupboard and a door to the kitchen-diner.

KITCHEN/DINER 9' 10" x 17' 3" (3.0m x 5.27m) A large kitchen diner ideal for entertaining comprising of a range of modern high gloss wall and floor base units, with a built in oven, roll top worksurface incorporating an inset sink with mixer tap and an electric hob with extractor over. There is space for a washing machine and a fridge/freezer, two double glazed windows to the rear elevation over looking the rear garden, a central heating radiator and a door leading to the rear garden.



FIRST FLOOR

LANDING Having a double glazed window to the side elevation, doors to the first floor rooms and access to the loft.

BEDROOM ONE 11' 1" x 17' 6" (3.4m x 5.35m) A large double bedroom with a built in storage cupboard, space for a range of wardrobes, a double glazed window to the front elevation and a central heating radiator.

BEDROOM TWO 10' 0" x 12' 10" (3.06m x 3.93m) A double bedroom with a double glazed window to the rear elevation over looking the garden and a central heating radiator.

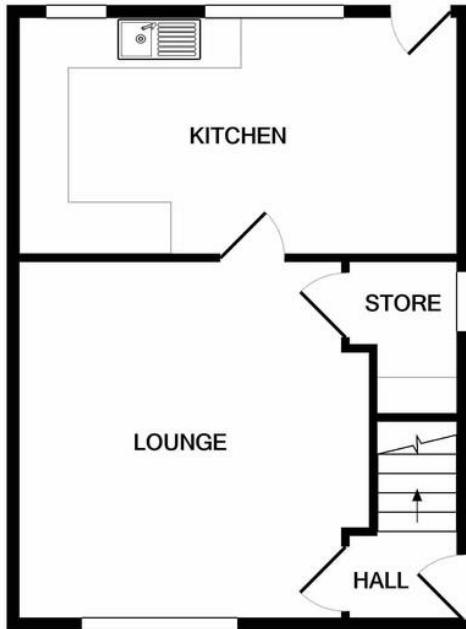
FAMILY BATHROOM A recently refitted bathroom suite comprising of a p shaped bath with a shower over, a sink, wc and a brushed effect chrome wall mounted heated towel rail. There is laminate to the floor, tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

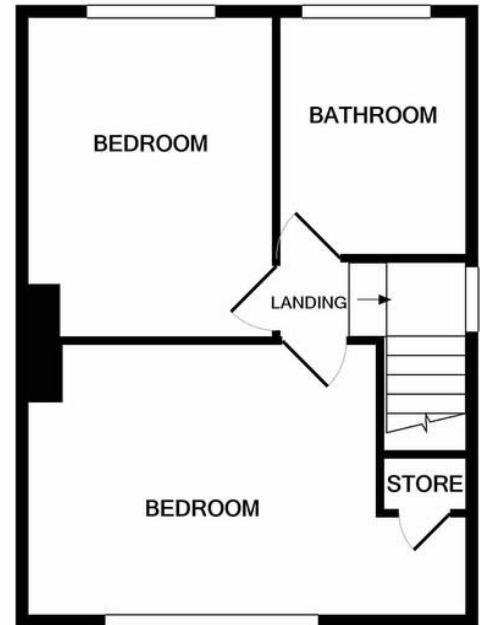
REAR GARDEN A large private rear garden with a slabbed patio area leading to a long lawn with fencing to boundaries and a side gate for access to the garage and front driveway.

GARAGE 8' 5" x 16' 0" (2.59m x 4.88m) A separate detached garage ideal for storage, benefitting from electric points and a door to the front.

Under the provisions of the Section 21 of the Estate Agents Act 1979 the directors of Horton Storey Ltd would like to disclose their personal interest in this property. The owner of the property is an employee of Horton Storey Limited.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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