



£255,000 Offers In Region Of
Arundel Road, Birmingham, B14 5ty
End of Terrace | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- Three Bedroom Mid Terrace
- Through Lounge
- Off Road Parking
- Fitted Kitchen
- Downstairs W.C
- Shower Room
- Rear Garden
- No Upward Chain
- Popular Location
- Viewings Recommended

Property Description

A three bedroom extended end of terrace property situated in the highly popular location of Arundel Road, B14.

Main Particulars

Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £1200 per calendar month

Full Details:

This extended three-bedroom end-terrace property is ideally located and offers spacious, versatile living spaces. Set back from the road, it features a block-edged tarmac driveway leading to a porch with UPVC double-glazed sliding doors. Inside, an oak door opens into a welcoming hallway, complete with stairs to the first floor, a ceiling light point, and a central heating radiator, with access to both the refitted kitchen and lounge diner.

The lounge diner is a bright, airy space with a UPVC double-glazed bay window to the front, two ceiling light points, a central heating radiator, and a modern fireplace with an inset electric fire. The modern kitchen is fitted with a range of wall, drawer, and base units, a work surface with a sink and drainer, and space for an electric cooker with an extractor fan. There's an integrated fridge freezer, ceramic wall tiles, and a ceiling light point. The kitchen flows seamlessly into the garden room, which offers a comfortable additional living area with a ceiling light point, central heating radiator, UPVC double-glazed window, and door to the rear garden, along with access to a convenient WC with a low-level WC, wash hand basin, and a UPVC double-glazed window.

Upstairs, the first-floor landing provides access to three bedrooms and a shower room. Bedroom 1 includes a UPVC double-glazed bay window, ceiling light point, and central heating radiator. Bedroom 2 features a UPVC double-glazed window to the rear, ceiling light point, and central heating radiator, while Bedroom 3 has a UPVC double-glazed window to the front, ceiling light point, and central heating radiator. The well-appointed shower room includes a shower enclosure, low-level WC, wash hand basin in a vanity unit, aqua panelling, ceiling light point, heated towel rail, and UPVC double-glazed window to the rear.

The rear garden is designed for low maintenance, fully paved with fencing to boundaries and gated rear access. This property is ideal for those seeking a family-friendly home in a desirable location with a blend of modern features and convenience.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

BLACK GOLDS

www.blackandgolds.co.uk