

Barratt Last

ESTATE AGENTS

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19 ARDEN CROFT, SOLIHULL, B92 9AB OFFERS OVER £240,000 FREEHOLD

- Traditional Freehold Semi-detached in a Cul-De-Sac Location
- Three Bedrooms
- Double Glazing
- Side Garage
- Potential For Improvement Hence Guide Price
- 2 Reception Rooms
- Large Rear Garden
- No On-Going Chain

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Traditional, Freehold Semi-detached residence providing a 'blank canvas' for a DIY purchaser, hence the Guide Price.

Situated in a cul-de-sac location within easy reach of amenities, the property briefly comprises:- Enclosed Porch Entrance, Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms, re-fitted Shower Room, Side Garage and Off Road Parking to fore, large rear garden. Predominately double glazed windows. No On-going Chain.

GROUND FLOOR

Enclosed Porch Entrance

Sliding double glazed entrance door, double glazed inner door to:-

Hallway

Side double glazed window, storage heater, understairs store cupboard.

Lounge

15' 5" x 10' 0"

Double glazed bay window to fore, gas fire fitted to chimney breast.

Dining Room

14' 9" x 10' 3"

Laminate floor covering, 'Adam' style fireplace, 'coal effect' gas fire fitted, storage heater, double glazed patio doors to lean-to.

Kitchen

7' 10" x 7' 0"

Base and wall cupboards, work surfaces, single drainer stainless steel sink, part tiled walls, window.

Lean-To

Power and lighting, windows and door to rear garden.

FIRST FLOOR

Landing

Side double glazed window, loft access.

Bedroom 1

15' 1" x 10' 4"

Double glazed bay window.

Bedroom 2

14' 7" x 10' 4"

Double glazed window to rear.

Bedroom 3

8' 0" x 7' 10"

Double glazed oriel window to rear.

Re-fitted Shower Room

UPVC clad walls and ceiling, free-standing shower cubicle with glazed screen and shower fitment, low flush w.c., pedestal wash hand basin, double glazed oriel window to fore, airing cupboard.

OUTSIDE

Side Garage

Gardens


Block-paved forecourt providing 'off road' parking.

At the rear the garden is predominately lawned, extending approximately 130 ft, tool store, outside W.C.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend that all interested parties verify this information with a legal representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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