



- Extended Property
- Tastefully Presented Throughout
- Convenient Location
- No Upward Chain

18 Arnold Road, Shirley, B90 3JP

VIEWINGS ARE ESSENTIAL at this EXTENDED and IMPROVED semi-detached family home. The property is ideally located for the borough's excellent local schools, Shirley and Solihull town centres with their fantastic amenities, the Midlands motorway network and Birmingham International Airport.



Property Description

DETAILS

Offering superbly presented accommodation, the property briefly affords entrance hallway with guest cloakroom, lounge with bay window overlooking the front elevation, extended rear dining room/play room with sky lights and patio doors to the rear garden and stunning re-fitted kitchen with part feature vaulted ceiling with sky lights.

To the first floor there is a modern family bathroom, master bedroom with en-suite shower room and two further double bedrooms.

OUTSIDE

The property benefits from extensive driveway parking and a single garage to the front. Whilst to the rear the private garden is mainly laid to lawn with patio area.

SPECIFICATION

The property benefits from the following improvements:-

Re-wiring, new central heating, double glazing, security alarm, internal doors and carpets. The fitted kitchen has complementary granite worktops, under cabinet lighting and integrated appliances comprising ceramic hob, stainless steel/glass cooker hood, electric oven, dishwasher, washing machine, wine cooler and fridge/freezer. Both the en-suite and family bathroom have been re-fitted to a high specification.





VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email sales@dmandcohomes.co.uk.

GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co are pleased to offer the following services:-

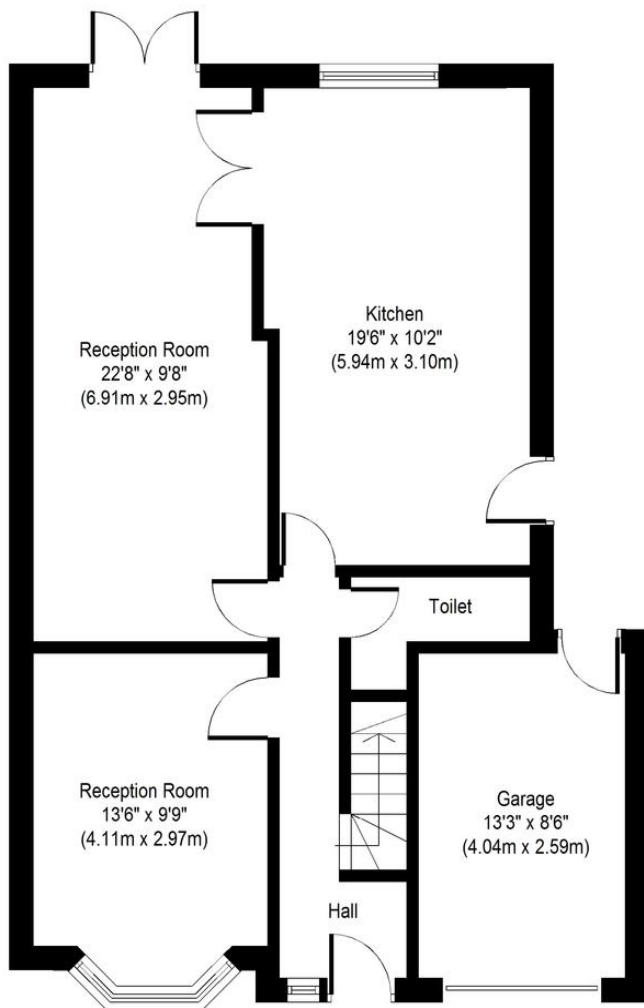
Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

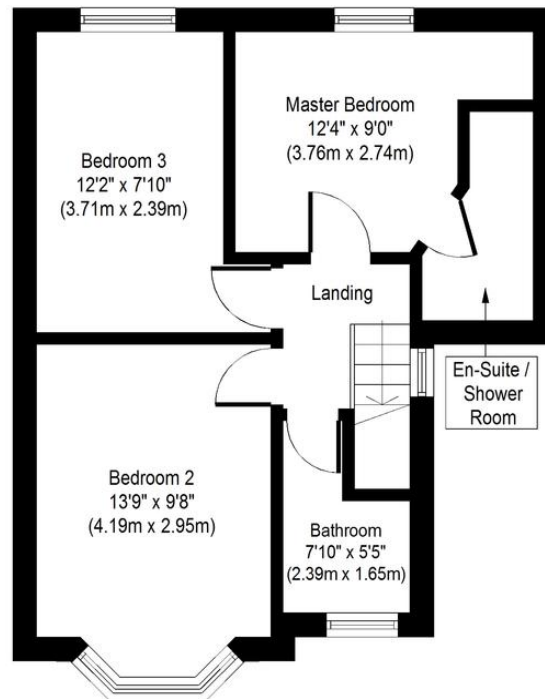
WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



Ground Floor
Approximate Floor Area
(Including Garage)
793 Sq. ft.
(73.7 Sq. m.)



First Floor
Approximate Floor Area
445 Sq. ft.
(41.3 Sq. m.)

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 or tenant. 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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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
			64			77	86
							86