



**Arlington Road, Birmingham B14 4QB**

**welcome to**

## **Arlington Road, Birmingham**

A three-bedroom end-terraced home located on Arlington Road in the popular area of Warstock. Offering well-proportioned accommodation across two floors, the property is in good condition throughout and provides an excellent opportunity for first time buyers, young families and investors.

### **Entrance Porch**

Double glazed windows

### **Entrance Hall**

Radiator

### **Lounge**

14' 5" min x 13' 9" ( 4.39m min x 4.19m )

Double glazed bay window, radiator, door to storage, feature fireplace

### **Bathroom**

Double glazed window, heated towel rail, walk in shower, toilet, sink with vanity

### **Kitchen**

11' 4" x 9' 5" ( 3.45m x 2.87m )

Double glazed bay window, door to garden, radiator, range of wall & floor units, space for white goods, integrated fridge-freezer, integrated oven, integrated hob & extraction

### **Landing**

Double glazed window

### **Bedroom 1**

14' 1" max x 11' 2" ( 4.29m max x 3.40m )

Double glazed window, radiator, door to storage

### **Bedroom 2**

12' 10" x 9' 6" max ( 3.91m x 2.90m max )

Double glazed window, radiator

### **Rear Garden**

9' 6" x 7' 5" ( 2.90m x 2.26m )

Laid to lawn, patio, shed at rear





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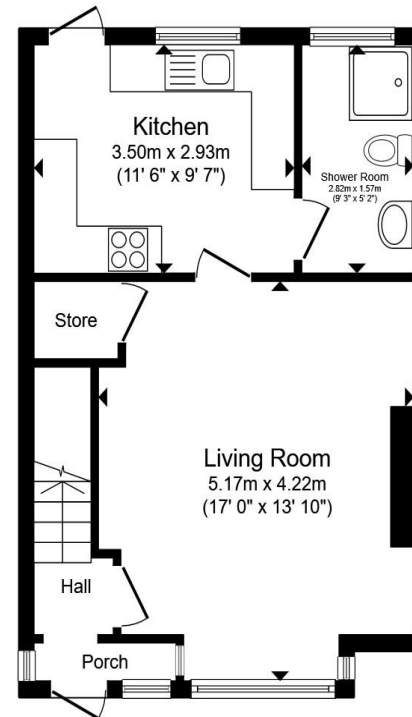
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## Arlington Road, Birmingham

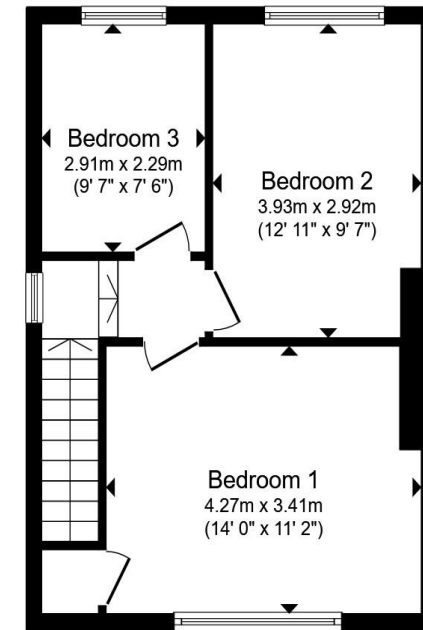
- THREE BEDROOMS
- END OF TERRACE
- MULTI CAR DRIVEWAY
- GREAT CONDITION
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£240,000**



Ground Floor



First Floor

Total floor area 82.3 m<sup>2</sup> (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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