

Horton & Storey



30 Heaton Road, Solihull, B91 2DX

£599,950

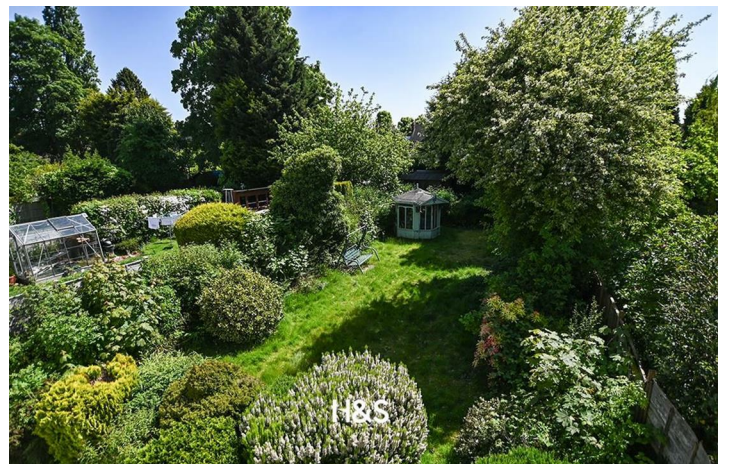
- No Chain
- Four Bedrooms
- Two Reception Rooms
- **NEEDS MODERNISATION**
- Detached
- Garage
- Requires Cosmetic Improvement

30 Heaton Road, B91 2DX

A brilliant opportunity to purchase a substantial four bedroom detached property situated on a popular road in Solihull. The property requires modernisation but provides a chance for the purchaser to put their own stamp on it. There are four bedrooms, two reception rooms, a breakfast kitchen, utility room, garage and a private rear garden.



Council Tax Band: F



Approach

Via a driveway with parking for several cars leading to the front door;

Ground Floor

Hall

A welcoming entrance hall with stairs leading to the first floor landing, storage cupboard, central heating radiator and doors to the ground floor rooms;

Reception One

3.5x4.3

A large double glazed bay window to the front and two central heating radiators;

Reception Two

3.6x5.2

Having patio doors to the rear elevation leading to the garden, two central heating radiators and a feature fireplace with inset fire;

Kitchen

2.5x3.9

Freestanding cooker double glazed window to the rear, wall and floor base units, door leading to utility;

Utility

2.2x4.8

Sink, space for fridge freezer, washing machine, central heating boiler, door to wc, door to garage and door to garden;

First Floor

Landing

A split level landing with doors leading off to first floor rooms, access to the loft and a central heating radiator;

Bedroom One

3.6x5.2

Having a double glazed window to the rear and a central heating radiator;

Bedroom Two

3.7x4.4

A double glazed window to the front, central heating radiator and built in wardrobes;

Bedroom Three

3.1x2.4

A double glazed window to the front, central heating radiator and door to built in storage in the eaves;

Bedroom Four

2.2x4.9

Benefiting from dual aspect double glazed windows, a central heating radiator and a sink;

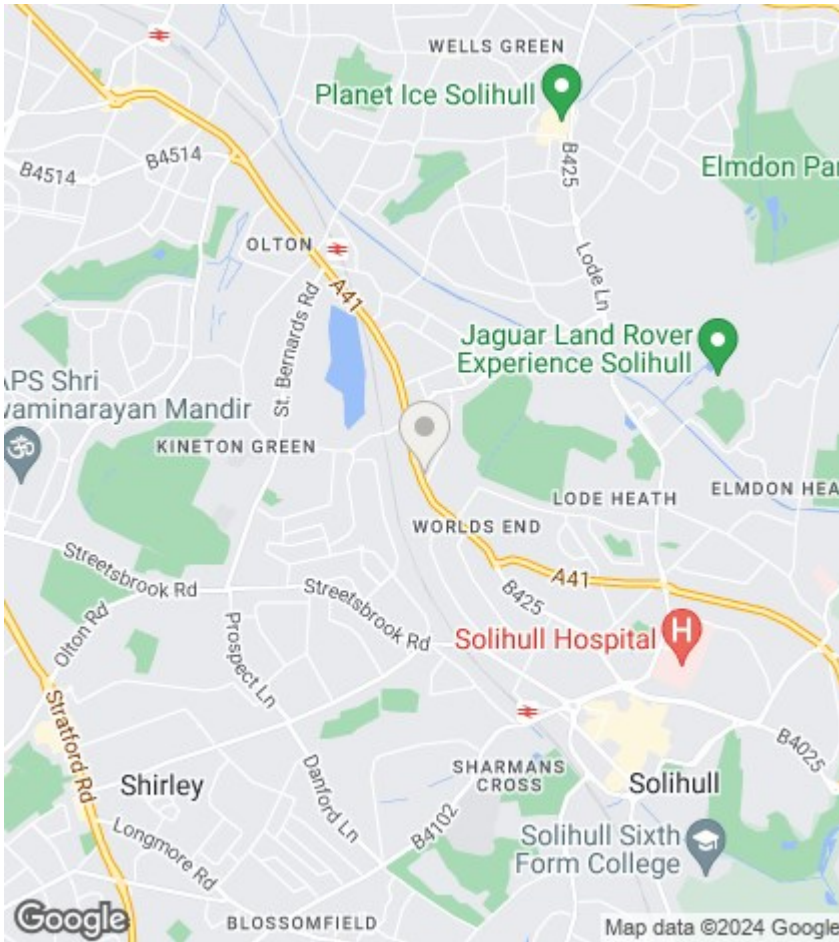
Bathroom

The fully tiled bathroom suite comprises of a panelled bath with shower attachment, sink with vanity unit under and enclosed shower. There is a double glazed window to the rear and an airing cupboard;

Rear garden

South facing rear garden with Patio area leading to lawn with summer house, further patio to the rear and two sheds;

Garage



Directions

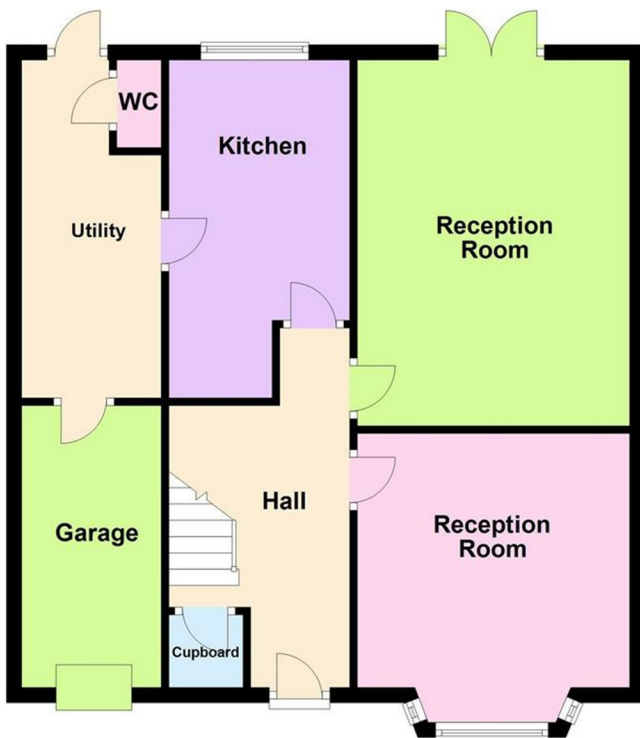
Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

EPC Rating:

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

Ground Floor



First Floor

