

Horton & Senate



2 Heaton Road, Solihull, B91 2DX

£588,000

- Spacious Four Bedroom Detached House
- Large Driveway
- Two Receptions
- Two Garages
- Generous Rear Garden
- No Upward Chain

2 Heaton Road, Solihull B91 2DX

Horton & Storey are pleased to offer this spacious four-bedroom detached property situated on Heaton Road in Solihull. With two garages, four large bedrooms and two reception rooms, don't miss out on the opportunity to purchase your next family home.

4

1

2

D

Council Tax Band: F



Approach
Via driveway with lawn and bushes to the borders.
Access to the two garages and front porch.

Ground Floor

Hallway
A central heating radiator, doors to all ground floor rooms, stairs to the first floor.

Front reception
Double glazed bay window to the front elevation, a central heating radiator and feature fireplace.

Rear reception
Sliding doors leading out to the rear garden, a central heating radiator, gas fireplace and central heating radiator.

Kitchen
A range of wall and floor based units, a central heating radiator, integrated oven and gas hobs, sink with mixer tap. Double glazed window to the rear elevation

Utility area
Housing the boiler, double glazed window to the side elevation.

Wash area
Plumbing for washing machine, sink with storage cupboard under.

Downstairs WC
WC and double glazed window to the rear elevation.

Rear garden
Decking area with a well maintained lawn and bushes to borders.

First floor

Landing
Doors to first floor rooms, a window to the rear elevation, access to loft.

Bedroom one

Double glazed bay window to the front elevation, central heating radiator, built in sliding mirrored wardrobes.

Bedroom two
Double glazed window to the rear elevation, built in sliding mirrored wardrobes, central heating radiator

Bedroom three
Double glazed window to the front elevation, central heating radiator.

Bedroom four
Double glazed window to the front elevation, central heating radiator.

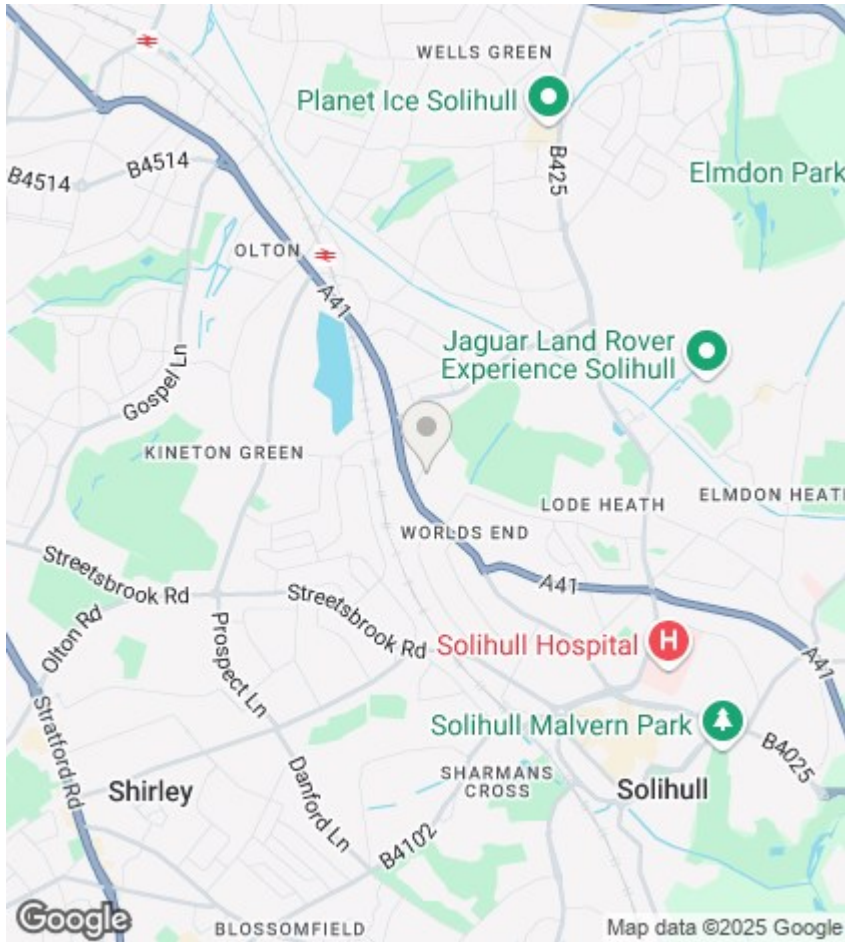
Bathroom
Walk in shower, sink, double glazed window to the rear elevation.

WC
WC with a double glazed window to the rear elevation elevation.

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017
'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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

