



95 Solihull Road, Solihull, B90 3HJ

Offers over £550,000









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# 95 Solihull Road

## Solihull, B90 3HJ

- Three Double Bedrooms
- Garage
- Brilliant Location
- Two Bathrooms
- Tudor Grange School Catchment
- Fantastic Scope To Extend Subject To Planning
- Large Garden
- Two Reception Rooms
- Detached

**\*\*OPEN HOUSE SUNDAY 18TH MAY BY APPOINTMENT ONLY\*\*** Nestled on the desirable Solihull Road in Shirley, this charming detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three generously sized double bedrooms, this property is perfect for those who value space and privacy. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it easy to host family gatherings or enjoy quiet evenings at home.

The house features two modern bathrooms, ensuring convenience for all residents. The fantastic garden is a true highlight, offering a serene outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months.

Situated in a brilliant location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Additionally, there is scope to extend the property, allowing for potential future enhancements to suit your needs.

Completing this delightful home is a garage, providing secure parking and extra storage space. This property is not just a house; it is a place where memories can be made. Do not miss the chance to view this exceptional home in Shirley, Solihull.



### Porch

### Entrance Hallway

**Dining Room** 15'2 x 10'11 (4.62m x 3.33m)

**Living Room** 15'8 x 12'5 (4.78m x 3.78m)

**Kitchen** 14'9 x 8'2 (4.50m x 2.49m)

**Shower Room** 6'6 x 5'2 (1.98m x 1.57m)

**Utility Room** 11'8 x 5'2 (3.56m x 1.57m)

### Landing

**Bedroom 1** 14'1 x 10'11 (4.29m x 3.33m)

**Bedroom 2** 12'11 x 11'11 (3.94m x 3.63m)

**Bathroom** 8'1 x 6'1 (2.46m x 1.85m)

**WC** 5'2 x 2'9 (1.57m x 0.84m)

**Bedroom 3** 14'6 x 12'11 (4.42m x 3.94m)

### Garage





16'8 x 8'3 (5.08m x 2.51m )

Directions

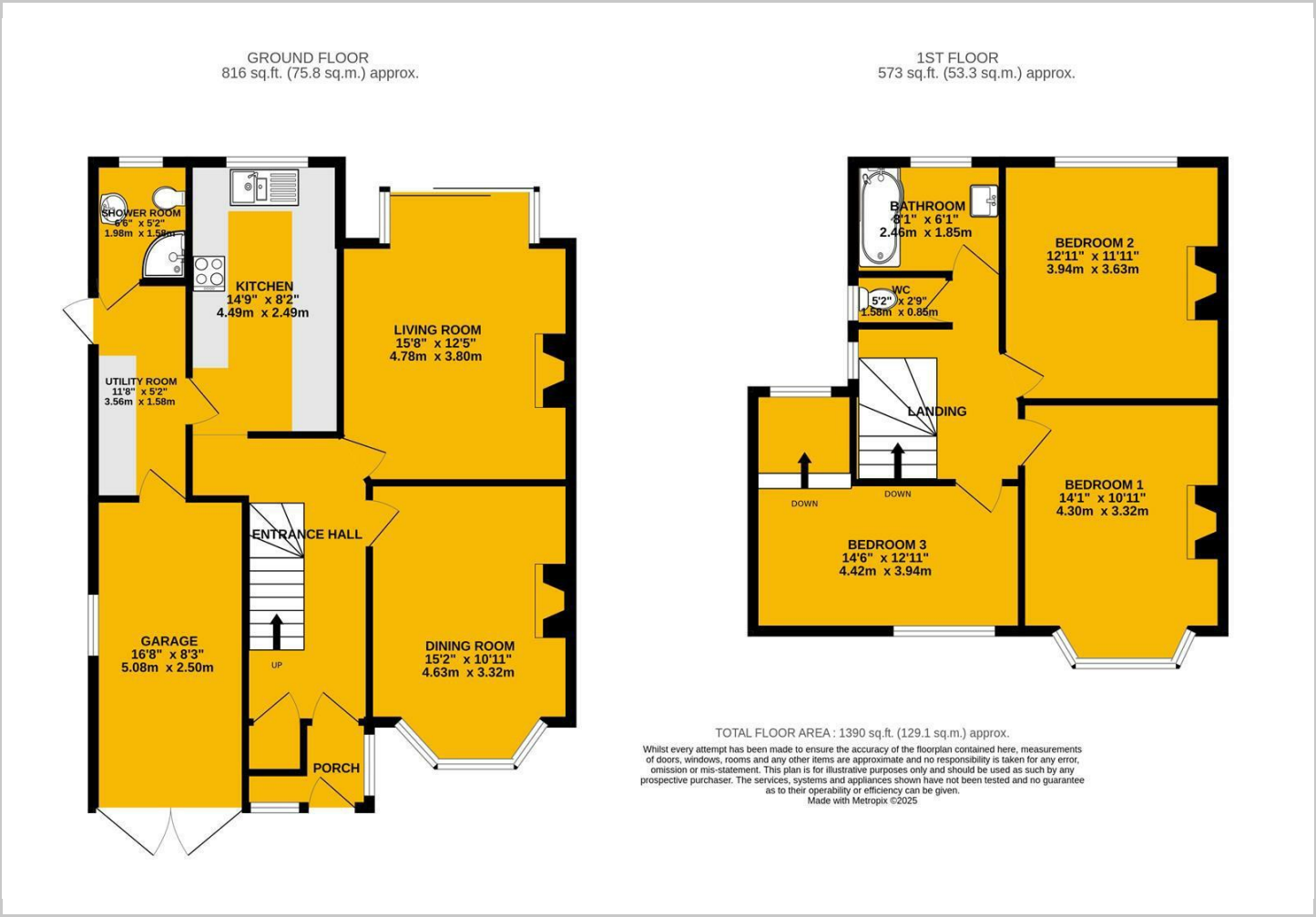








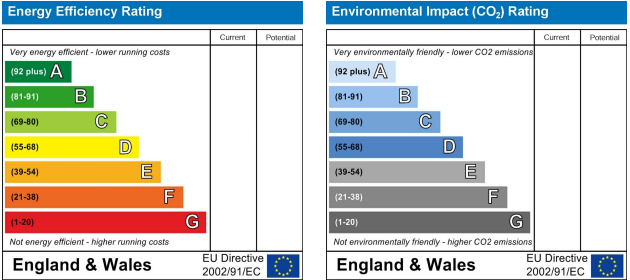
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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