

# Horton & Senate



69 Eden Road, Solihull, B92 9DS

Offers over £299,950

- Chain Free
- Off Road Parking
- Semi Detached
- Gas Central Heating
- Garage
- Private Rear Garden
- Utility Room
- 3 Bedrooms



# 69 Eden Road, Solihull B92 9DS

An immaculate three bedroom semi detached property that is in a popular location within close proximity to Elmdon Park in Solihull. The property benefits from gas central heating, double glazing. The property is situated nearby excellent motorway links, JLR Birmingham Airport and Birmingham International Train Station. The accommodation comprises of; entrance porch and hall, through lounge, conservatory, kitchen, utility room, three bedrooms, bathroom, private rear garden, garage and off road parking.

3

1

2

D

Council Tax Band:



## Description

### Approach

The property benefits from a large brick paved driveway that provides parking for multiple cars and has access to the garage.

### Ground Floor

#### Hall

A welcoming entrance hall with stairs leading to the first floor landing and doors to the ground floor rooms.

#### Lounge

The lounge-diner has a double glazed bay window to the front, sliding patio doors to the rear leading to the conservatory and central heating radiators.

#### Kitchen

The refurbished kitchen has modern high gloss wall and floor base units, worksurface over incorporating an inset sink with mixer tap and drainer and an electric hob with extractor over. There is an integrated oven, space for a washing machine, a double glazed window over looking the garden and an opening to the utility room.

#### Utility Room

An extension to the kitchen with a range of wall and floor base units, space for a dining table, access to the garage and a door to the rear garden.

### First Floor

#### Landing

Doors to the first floor rooms and access to the loft.

#### Bedroom One

A large double bedroom with fitted wardrobes, a double glazed bay window to the front and a central heating radiator.

#### Bedroom Two

Another double bedroom benefitting from fitted wardrobes, a double glazed window and a central heating radiator.

#### Bedroom Three

A single bedroom with a built in cupboard, central heating radiator and a double glazed window.

#### Bathroom

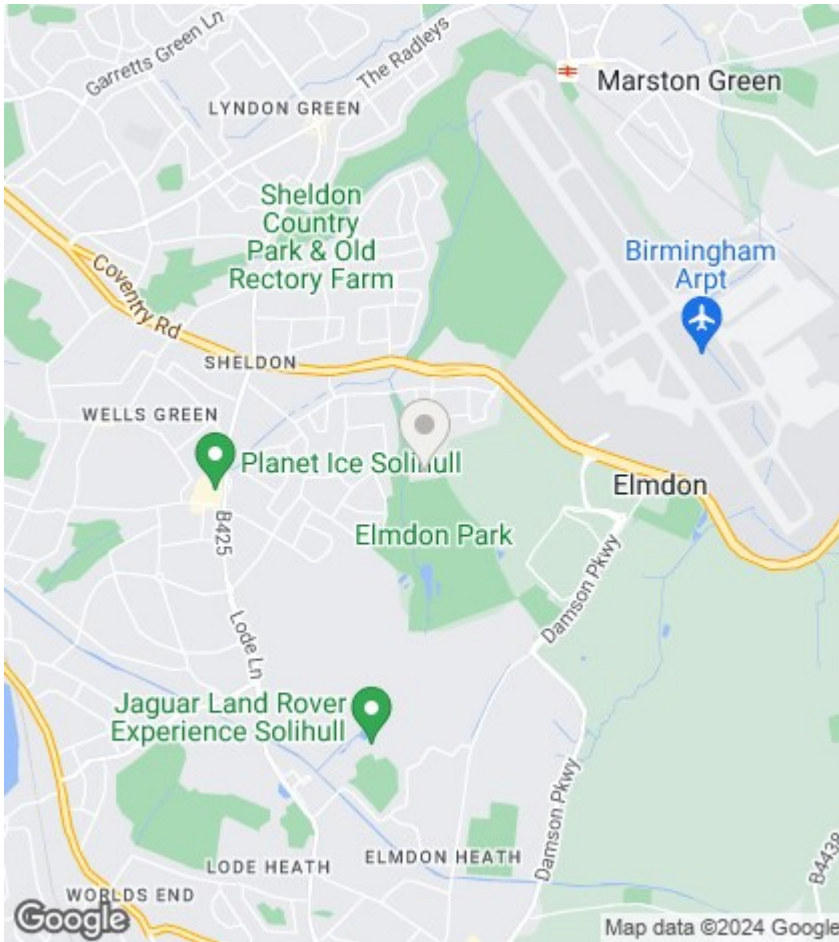
The bathroom suite comprises of a panelled bath with shower over and shower screen, a wc and a sink with vanity unit under. The walls are tiled and there is

a double glazed window.

### Outside

#### Rear Garden

A private rear garden with a large patio area leading to a lawn with a further patio to the rear housing a shed and there is also a raised decking area with space for another shed.



## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	