

Horton & Senate



9 Huxbey Drive, Solihull, B92 0PN

£350,000

- Three Bedroom Semi Detached
- Conservatory
- Large Garage
- Open Plan Kitchen/Diner
- Well Presented Throughout
- Utility Room

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Located on Huxbey Drive, Solihull, this delightful semi detached house boasts a spacious 1,033 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day or hosting guests. With three inviting bedrooms, there is plenty of space for everyone to unwind and make themselves at home.

Built in 1984, this property exudes character and charm while offering modern conveniences for comfortable living. The layout of the house provides a sense of privacy and tranquillity, making it a peaceful retreat from the hustle and bustle of everyday life.

Located in a desirable area of Solihull, this home offers easy access to local amenities, schools, and green spaces, making it a perfect choice for families. Whether you enjoy a leisurely stroll in the park or prefer shopping in the town centre, this property caters to all your needs.

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Council Tax Band: C



Ground floor

Hallway

Doors to downstairs WC and lounge. Stairs to the first floor. Central heating radiator.

WC

WC and wash basin, double glazed window to the front elevation. Heated towel rail.

Lounge

Feature fireplace, central heating radiator, double glazed window to the front elevation. Door giving access to the kitchen/diner.

Kitchen/diner

Central heating radiator. French doors leading to the conservatory. Double glazed window to the rear elevation.

A range of wall and floor based units with surface over, integrated appliances including oven, microwave and dishwasher. Electric hob cooker and extractor fan.

Conservatory

Double glazed windows overlooking the rear garden, French doors leading to the rear garden.

Utility room

Double glazed window to the front elevation. Floor based units with surface over and storage. Plumbing for a washing machine. Door giving access to the rear garden and access to the garage.

Garage

Rear garden

Slabbed patio area leading the the lawn with mature bushes and shrubs to borders.

First floor

Landing

Double glazed window to the side elevation. Doors to first floor rooms. Access to the loft.

Bedroom one

Double glazed window to the front elevation and a central heating radiator.

Bedroom two

Double glazed window to the front elevation and central heating radiator.

Bedroom three

Double glazed window to the rear elevation. Central heating radiator. Built in storage space.

Bathroom

Tiled walls and floor. Panelled bath with shower over. Wash basin. WC. Double glazed window to the rear elevation. Heated towel rail.







Directions

Viewings

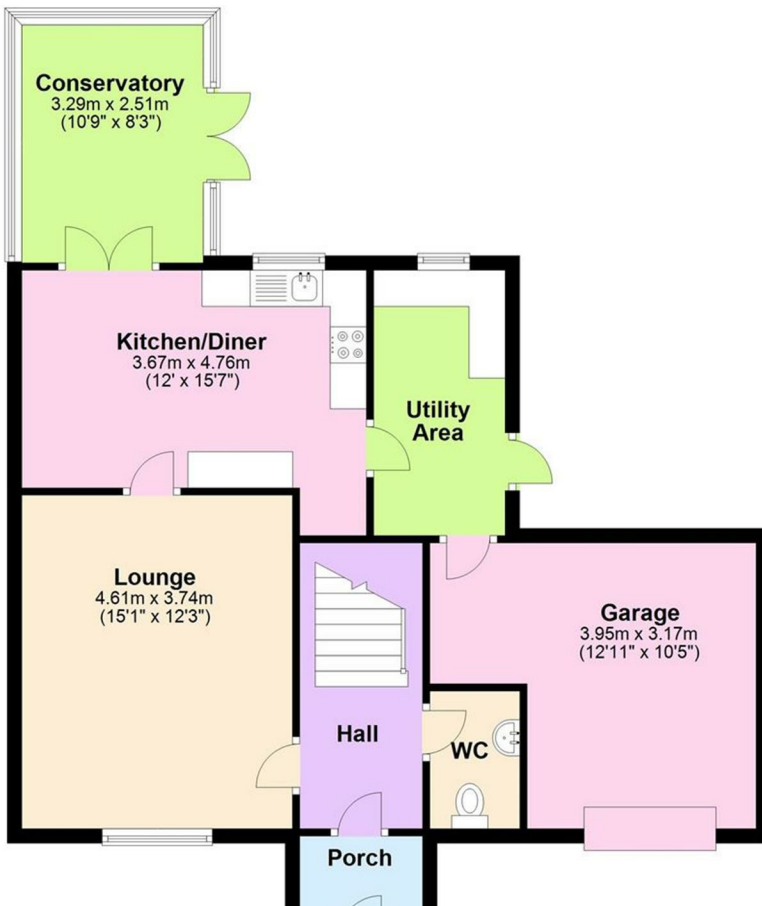
Viewings by arrangement only. Call 01564 773200 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

