

Horton & Senate



18 Ulleries Road, Solihull, B92 8EF

£384,950

- NO CHAIN
- Utility
- Lounge
- Bathroom
- Open plan Kitchen/Diner
- Guest WC
- Three Generous Bedrooms
- Large Rear Garden

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Horton & Senate are proud to bring to market this immaculate three bedroom semi detached property in a fantastic location close to amenities and school. An internal viewing is highly recommended so you can appreciate the quality and space this property offers!

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Council Tax Band:



Approach

Via a large driveway providing off road parking for several cars leading to the front door.

Ground Floor

Hall

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

Lounge

A double glazed bay window to the front, central heating radiators and sliding doors leading to the open plan kitchen/diner.

Open Plan Kitchen/Diner

This fantastic area is one of the main selling features for this property, it provides an area perfect for entertaining and families. There are a range of modern wall and floor base units with quartz work surface over incorporating an inset sink. There are a range of built in appliances to include: oven, hob and a dishwasher. There is a central island which is used for storage and a breakfast bar, a double glazed window to the rear, patio doors leading to the rear garden, storage cupboard and a door leading to the Utility.

Utility

A useful room with plumbing for a washing machine, a door to the garage and a door leading to the guest wc.

First Floor

Landing

Doors leading to the first floor rooms and a double glazed window

Bedroom One

A double bedroom situated to the front of the property with a range of built in wardrobes and a double glazed bay window.

Bedroom Two

A double bedroom to the rear, with built in wardrobes and a double glazed window.

Bedroom Three

A generous single bedroom with a double glazed window to the rear

Bathroom

The family bathroom comprises of a panelled bath with shower over, a sink and wc. There is a double glazed window to the front and built in storage.

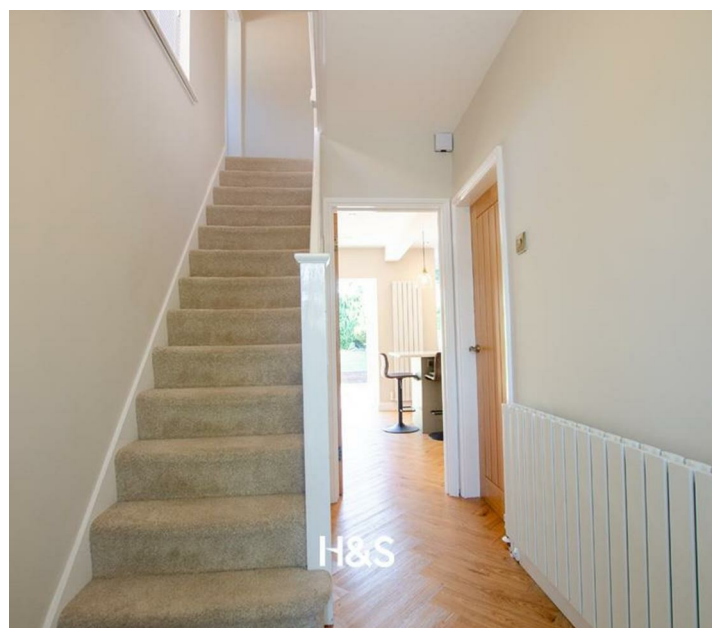
Outside

Garden

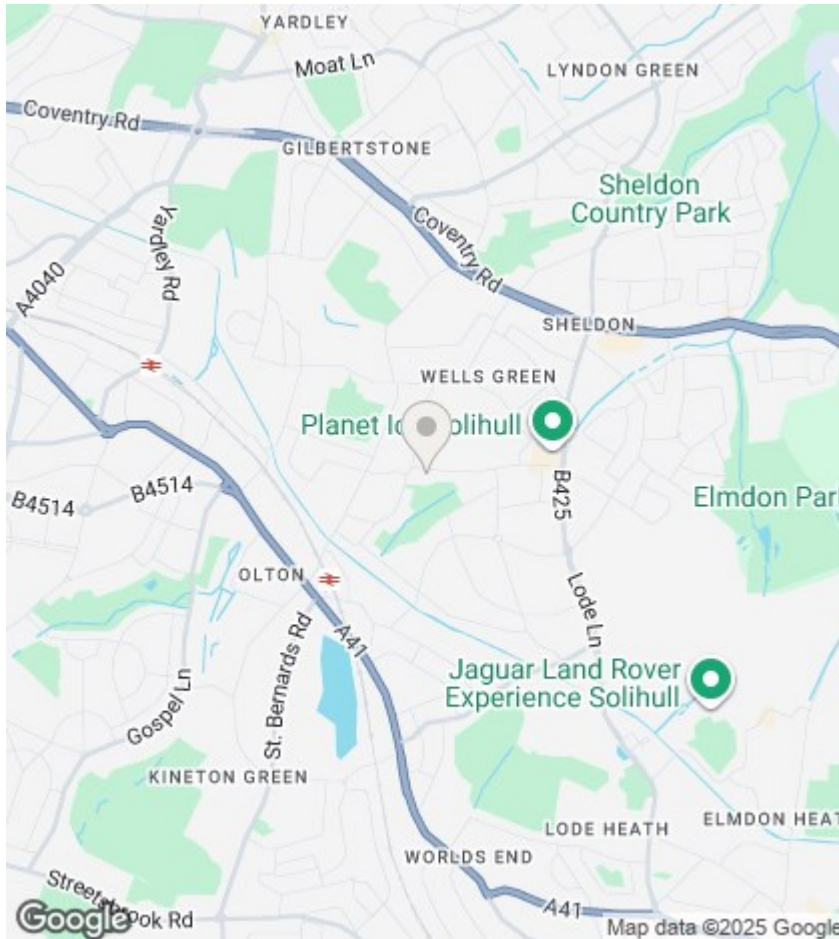
This large private rear garden has a slabbed patio area ideal for entertaining that leads to a very long lawn. There is fencing to boundaries and space for a garden shed.

Garage

A large garage with electric points and electric garage door







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 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

