

Horton & Senate



25 Rock Grove, Solihull, B92 7LH

£240,000

- NO CHAIN
- Near To Amenities
- Two Reception Rooms
- Convenient Location
- Large Rear Garden
- Two Double Bedrooms

- Close To Olton Station
- Off Road Parking

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A fantastic opportunity for first time buyers or investors! The property boasts two double bedrooms, off road parking, open plan kitchen/diner and is situated in a brilliant location near to all transport links and amenities. Early viewing is essential!

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2

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Council Tax Band:



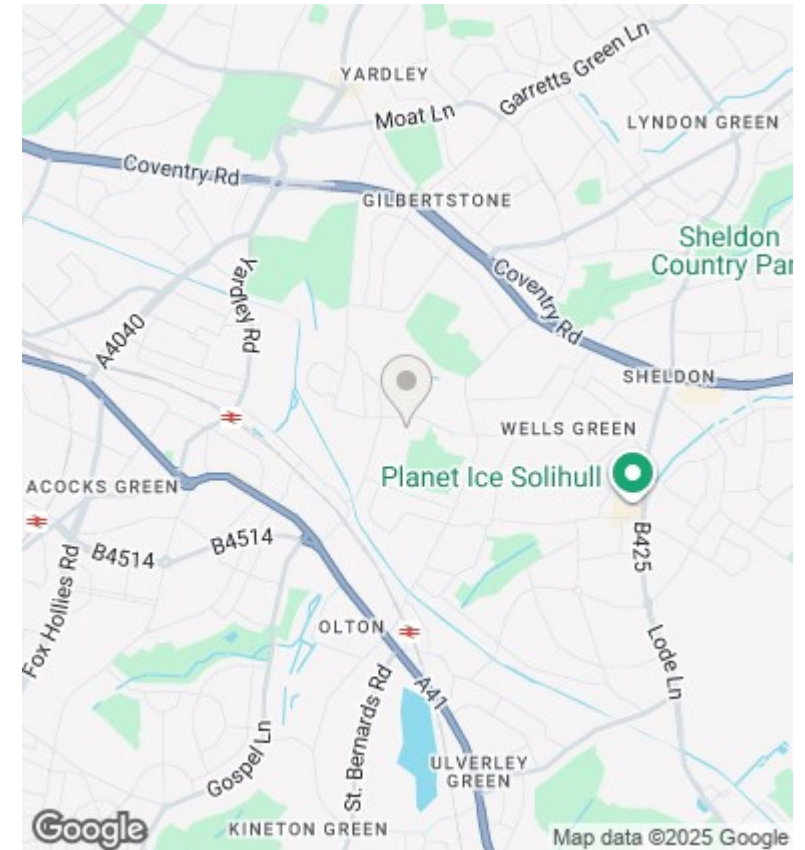
Approach	central heating radiator
Via a driveway that provides off road parking leading to the front door with side access to the garden.	Family Bathroom The suite comprises of a bath with shower over, sink and a wc. There is an obscure double glazed window and a heated towel rail
Ground Floor	Garden One of the main selling features for this property is the large rear garden. There is a slabbed patio area leading to a stretch of lawn with plenty of space for entertaining and ideal for families.
Entrance Hall There are stairs leading to the first floor landing and doors leading to both reception rooms	
Reception Room One (to Front) There is a double glazed bay window to the front elevation and central heating radiator.	
Open Plan Kitchen/Dining Area The Dining Area has a set of sliding patio doors leading private rear garden, a central heating radiator and opening to the kitchen area. In the kitchen area there is a double glazed window to side, double glazed door to rear leading to the garden, a wall mounted central heating boiler, space for white goods and a range of wall and floor base units with tiling to splash prone areas.	
First Floor	
Bedroom 1 A double bedroom with a double glazed window to the front and central heating radiator	
Bedroom 2 Another double bedroom with a double glazed window to the rear and	







Total area: approx. 0.0 sq. metres (0.0 sq. feet)



Directions

Viewings

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

Council Tax Band

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		
	57	
EU Directive 2002/91/EC		
England & Wales		