



63 Howard Road, Solihull, B92 7LE

£249,950

- Semi Detached Property
- Refitted Kitchen/Diner
- No Chain
- 2 Double Bedrooms
- Refitted Shower Room
- EPC Rating D
- Gas Central Heating
- Off Road Parking

63 Howard Road, Solihull B92 7LE

Horton & Senate are pleased to offer this two double bedroom semi detached property with off road parking and rear garden. Located close to local amenities and M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of entrance hallway with staircase to first floor, separate lounge, refitted kitchen/diner with access to rear garden, two double bedrooms to first floor, refitted shower room and maintenance free rear garden with gated access to front of property.

2

1

2

D

Council Tax Band: B



Approach

Set back from the road behind a driveway, the property is entered via the entrance hallway

Entrance

The property is entered via a porch leading into a welcoming reception hallway with doors to the lounge and kitchen / diner.

Lounge

Central heating radiator and a double glazed bay window the front elevation.

Open Plan Kitchen/Diner

With patio doors leading to the private rear garden, the kitchen area comprises of a double glazed window to the side elevation, 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 One

A double bedroom with a double glazed window to the front and central heating radiator.

Bedroom Two

A double bedroom with a double glazed window to the rear and a central heating radiator.

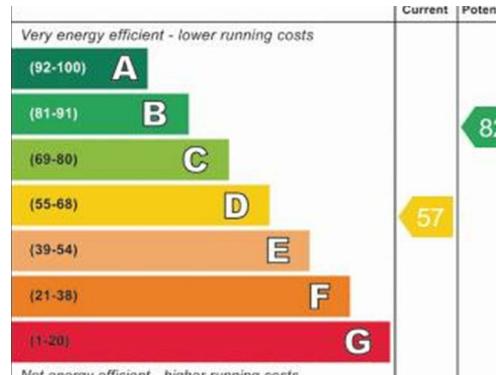
Family Bathroom

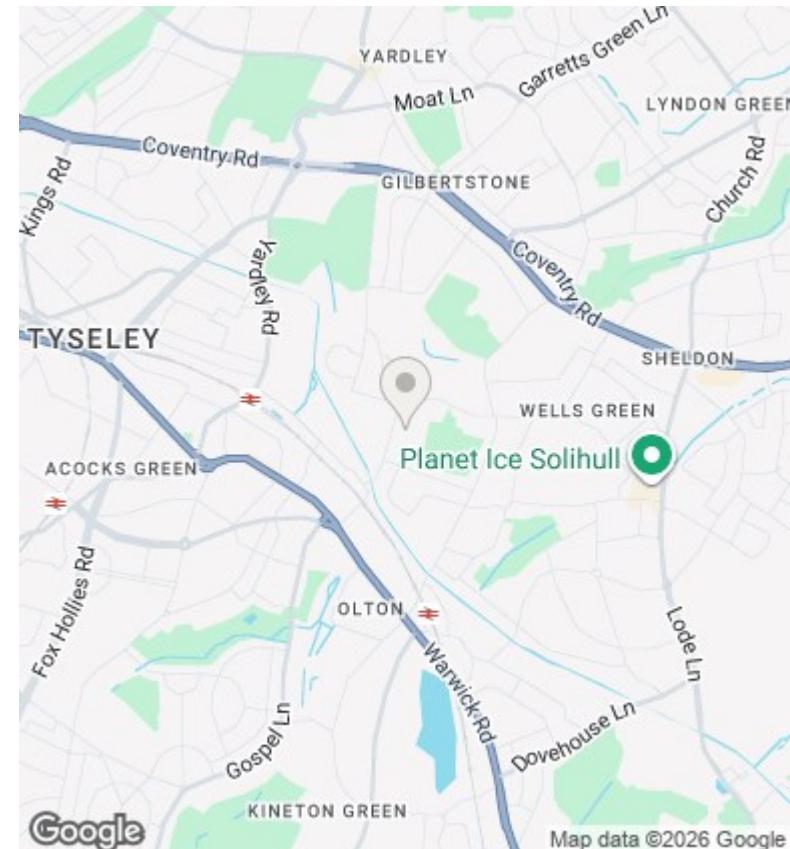
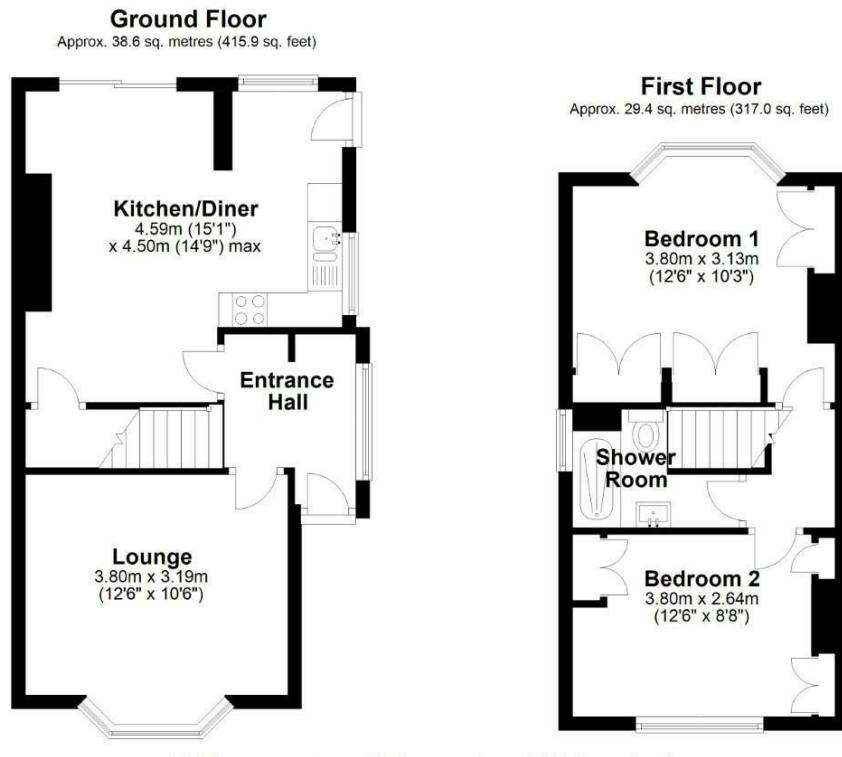
The suite comprises of a shower, sink and a wc. There is an obscure double glazed window and tiled walls.

Garden

One of the main selling features for this property is the large rear garden. There is a patio area with plenty of space for entertaining and ideal for families.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC