



## 63 Ulleries Road

, Solihull, B92 8DX

Offers in excess of £300,000





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HS Homes are proud to present this extended 3 bed semi-detached house situated on Ulleries Road in Solihull. This family home comprises of an open plan kitchen diner, lounge, large and private rear garden with garden office, and a large driveway with parking for up to 3 cars. This property has potential to extend, subject to planning permissions, and is being sold CHAIN FREE.

## On Approach

A tarmacked driveway with parking for up to 3 cars, and laid lawn to the front. Garage door leading to the rear garden.

## Entrance Hallway

Through the porch and into the entrance hallway. The hallway leads on to the lounge, kitchen diner and stairs to the first floor. There is an under stairs storage cupboard, which is the perfect place for a downstairs toilet if this is your preference. The hallway has LED downlights, radiator and wooden flooring throughout.

## Lounge

The lounge has a large, double-glazed bay window to the front and a feature fireplace on the centre wall. There is a ceiling light, radiator and wooden flooring throughout.

## Kitchen Diner

This L-shaped kitchen diner is ideal for entertaining guests, with an open plan dining area and through kitchen. The kitchen has a combination of wall and floor mounted cabinets, freestanding cooker and sink with mixer tap which is situated underneath a double-glazed window with open views of the garden. There are LED downlights, radiator and wooden flooring throughout.

## Conservatory

Through the French doors and into the conservatory. There is a ceiling light and 2 electrical sockets, ideally used as a utility room if you are looking to save on space in your kitchen.

## Garden

The rear garden has a paved seating area to the back and laid lawn to the rear. There is access to the front of the house through the garage area.

## Garden Office

There is a pod at the back of the garden, which is fully insulated, ample plug sockets, LED downlights and wood effect flooring throughout. This is ideal for anyone looking for a home office, gym or games room.

## Landing

The landing leads on to the 3 bedrooms and the family bathroom. There is a large, double-glazed window to the side, ceiling light and carpet throughout. There is a loft access point from here which is partially boarded.

## Bedroom One

The first bedroom has a large, double-glazed window to the rear which has open views of the rear garden. There is a ceiling light, radiator and carpet throughout.

## Bedroom Two

The second bedroom has a large, double-glazed bay window to the front, ceiling light, radiator and carpet throughout.

## Bedroom Three

The third bedroom has a double-glazed window to the front, ceiling light, radiator and carpet throughout.

## Family Bathroom

The bathroom comprises of a shower over bath, sink and toilet. There is a large obscured double-glazed window to the rear, ceiling light, radiator, wall tiles and wooden flooring throughout.

## The Location

Ulleries is situated in a sought after area on the outskirts of Solihull.

With plenty of good primary and secondary schools to choose from, if you have a young family, schools will be a major consideration for you.

Within close proximity to Elmdon Nature Park which is a green flag park and nature reserve. Elmdon Nature Park offers free parking, a football pitch, tennis courts, a lake and plenty of walking trails if you like to enjoy the great outdoors.

Solihull Town Centre is less than 3 miles away which offers a wide variety of shops ranging from high street names, designer brands to small independent boutiques. It also offers an excellent selection of dining experiences too, ranging from fine dining, contemporary cafes to local traditional pubs.

Birmingham Airport is also only 3 miles away which offers over 150 direct flights and the M42 junction 6 is just over 3 miles away which offers links to the M40, M6 and M5.

Mountjoy Crescent is the perfect location if you enjoy being close to all local amenities but far enough out to enjoy a countryside lifestyle.

Hatchford Brook Golf Centre & Gym is under 2 miles away which is a well-established 18-hole course, 24 bay driving range, chipping green and putting green. Enjoy the modern gym and separate fitness studio for group exercise classes, or unwind in Brooks bar with a hot drink or wine, whilst taking in the views of the course.





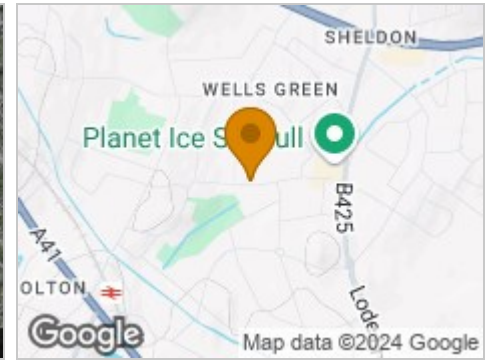
## Road Map



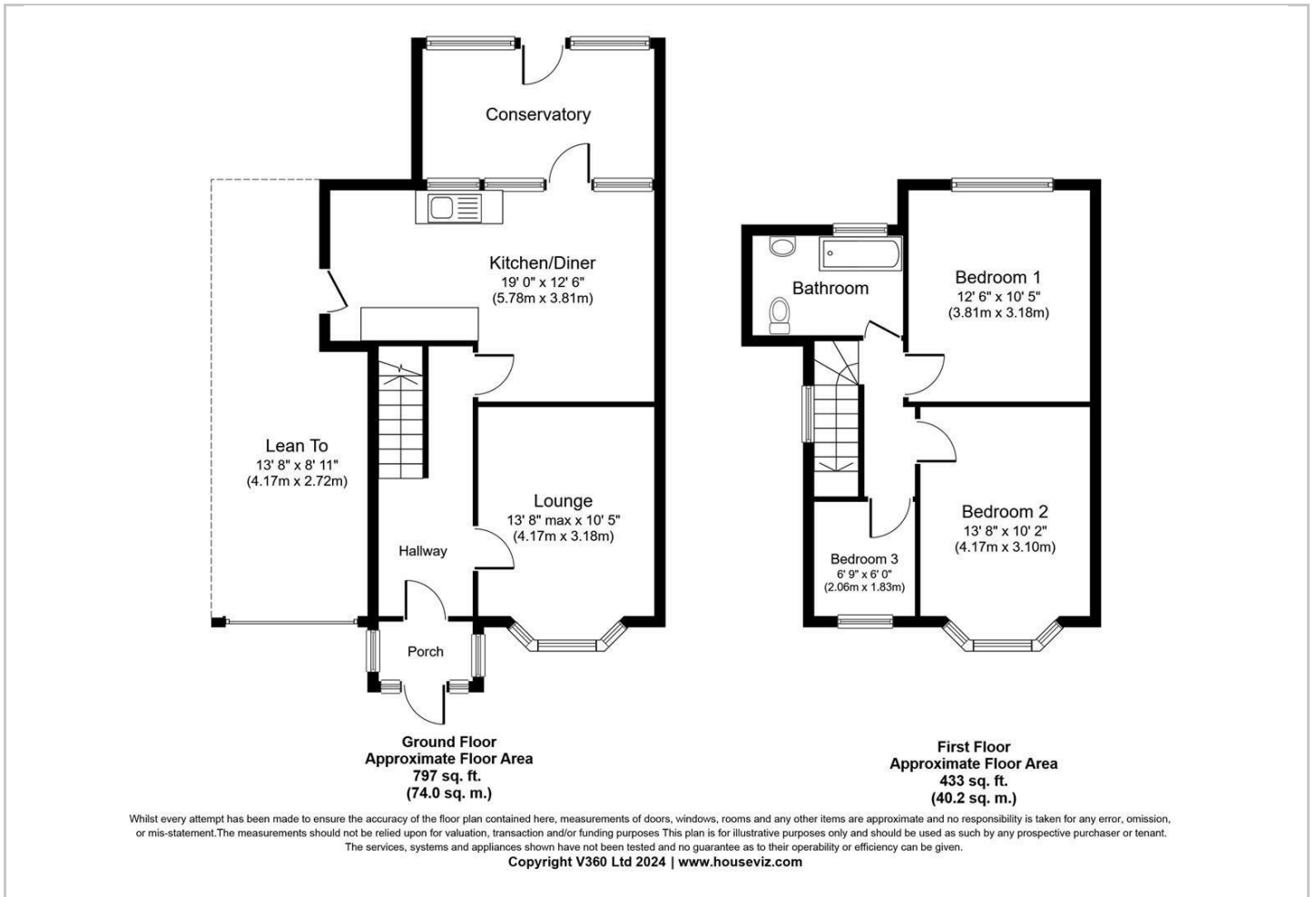
## Hybrid Map



## Terrain Map



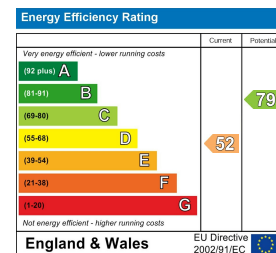
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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