



Emily Road, Birmingham, B26 1BY

Guide Price £230,000

Hawkins & Patterson
ESTATE AGENTS



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Situated in an extremely convenient location with an abundance of local shops/ supermarkets nearby, superb public transport services and easy access to the M42 and national motorway network. The N.E.C, Resorts World and Birmingham international airport & train station are within 5.5 miles approx, Solihull Town centre 4 miles, Birmingham City centre 5 miles. There are numerous local shops extending along the A45 Coventry Road including a Morrison, Tesco and Aldi supermarkets. Solihull Town Centre boast excellent shopping including Touchwood shopping centre and John Lewis department store.

History. The original local builders at the time named the road after a family member and Dora Villas were named after each child.

The property is set back from the road behind a wall foregarden, access is gained via a part glazed door leading to;

VESTIBULE

Original part glazed door with stained and leaded glass leading to;

RECEPTION HALL

Feature Victorian style tiled flooring, radiator, stairs to first floor, cloaks cupboard and doors too;

FRONT SITTING ROOM

Original bay window to front, parquet flooring, radiator and open fireplace.

ATTRACTIVE LOUNGE/ DINING ROOM

Double glazed window to side and rear, open fireplace and two radiators, door to;





REFITTED KITCHEN

A range off matching base, wall and drawer units, butcher block worktops, tiled splashbacks, sink with mixer tap, gas cooker point and extractor fan over, feature tiled floor, double glazed window to side and opening to;

UTILITY AREA

Plumbing and space for washing machine and tumble dryer, butcher block worktop, Double glazed roof with solar control glass to keep the heat out and heat in, double glazed window to rear and double glazed French doors.

FIRST FLOOR LANDING

Approached via the stairs from the hall, loft hatch with pull down ladder to access the loft space.

BEDROOM ONE

Radiator, storage cupboard and two double glazed window to front.

BEDROOM TWO

Double glazed window to rear and radiator.

VICTORIAN STYLE BATHROOM

Feature freestanding roll top bath with telephone style tap and spray attachment, separate corner shower cubicle, pedestal wash basin and WC. Double glazed frosted window to rear and Victorian style vinyl flooring.



REAR GARDEN

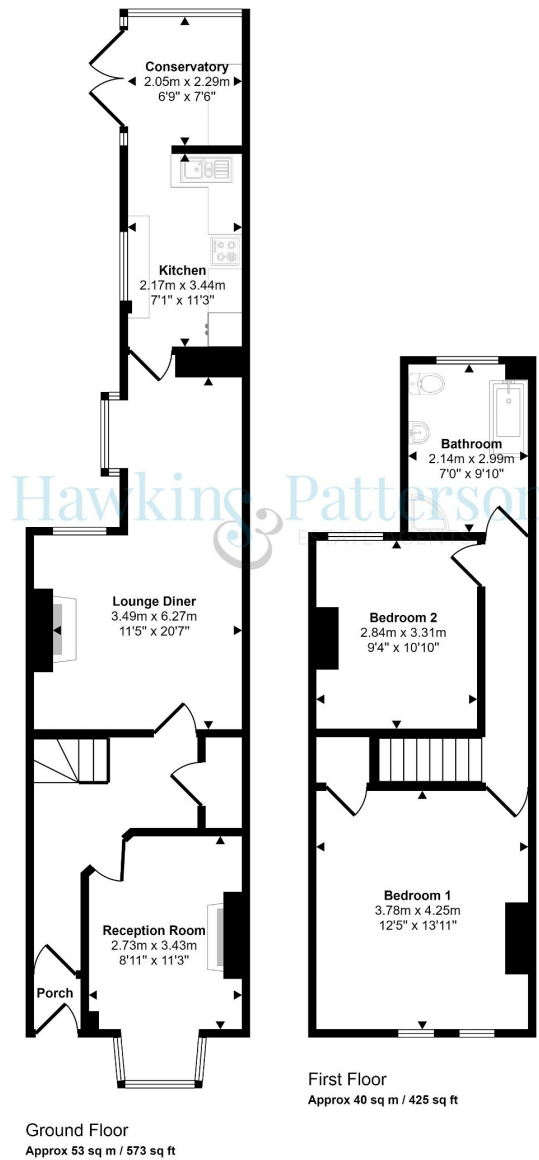
Decked patio area, laid lawn, flower and shrubbery beds, garden shed gate to rear and fenced boundaries.

Council Tax Band B Birmingham Council

EPC band D.



Approx Gross Internal Area
93 sq m / 998 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.