

Merevale Road,



Offers Over £365,000

Merevale Road,

- Semi-Detached
- 3 Bedrooms
- Locked garage
- Conservatory
- Ideal Family Home
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Off-Road Parking
- Great Condition
- Ideal for First Time Buyers

Tenure: Freehold
Council Tax Band: D

Nestled on the charming Merevale Road in Solihull, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,264 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The heart of the home is undoubtedly the amazing kitchen, which is designed to cater to all your culinary needs, making meal preparation a joy.

This residence features three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is conveniently located, ensuring ease of access for all. Additionally, the property includes a lovely conservatory, which serves as a perfect spot to relax and enjoy the garden views throughout the seasons.

For those with vehicles, the property offers parking for up to four cars, along with a garage, providing both convenience and security. The house, built between 1970 and 1979, combines classic charm with modern amenities, making it a wonderful place to call home.

Situated in a desirable area of Solihull, this property is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its spacious layout and inviting atmosphere, this semi-detached house on Merevale Road is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

Directions

Reception Hall

4.01m x 3.94m (13'2" x 12'11")
Double glazed bay window to rear, carpet flooring, chimney breast with wood burner, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Dining Area

3.02m x 2.38m (9'11" x 7'10")
Double glazed door to rear, carpet flooring, ceiling light, skirting, wall mounted radiator

Kitchen

3.67m x 2.95m (12'0" x 9'8")
Double glazed windows to front and side, laminate flooring, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan

Conservatory

3.25m x 2.95m (10'8" x 9'8")
Double glazed window Throughout, Lino flooring, door to garden

WC

Double glazed window to side, laminate flooring, wash basin with mixer tap, toilet, ceiling light

Garage

4.80m x 2.28m (15'9" x 7'6")
Garage door, ceiling light, concrete flooring, door to hallway

Bedroom 1

4.06m x 3.96m (13'4" x 13'0")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

3.27m x 2.00m (10'9" x 6'7")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 3

3.04m x 2.74m (10'0" x 9'0")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

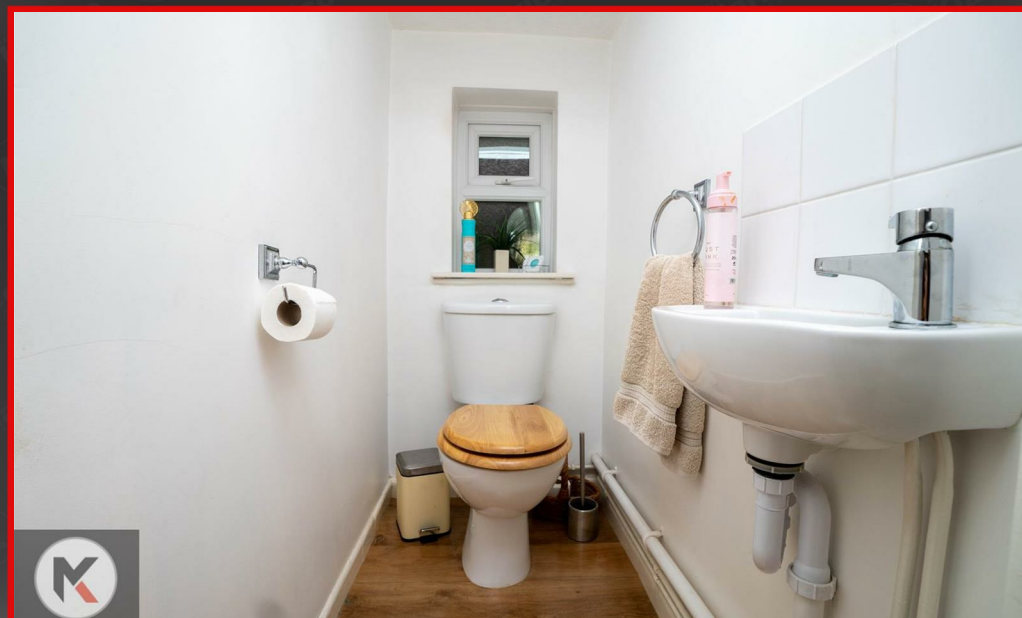
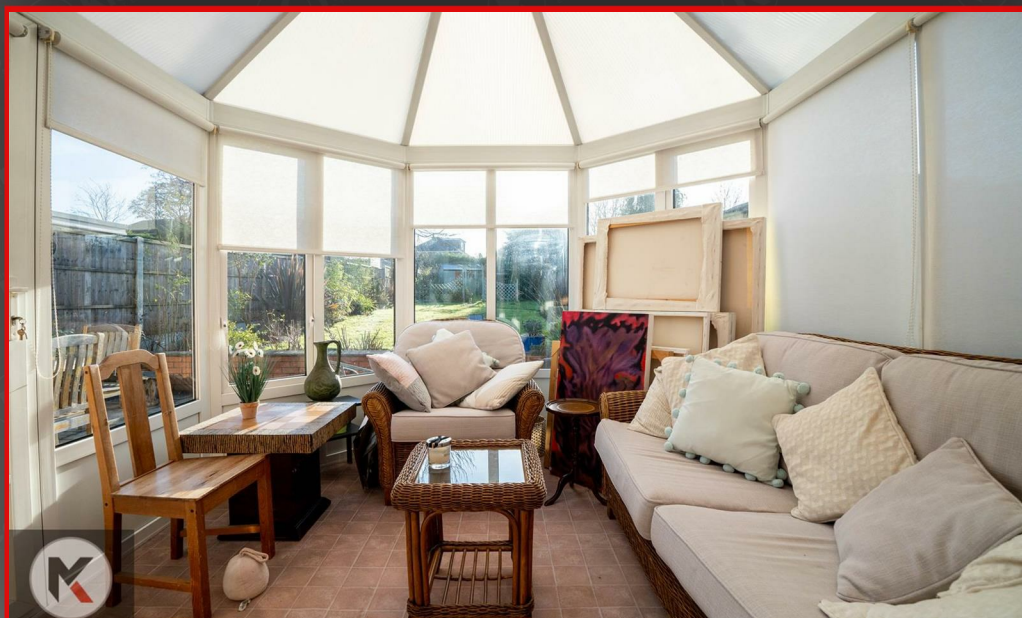
2.20m x 2.53m (7'3" x 8'4")
Privacy double glazed window to front, laminate flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with separate taps

Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



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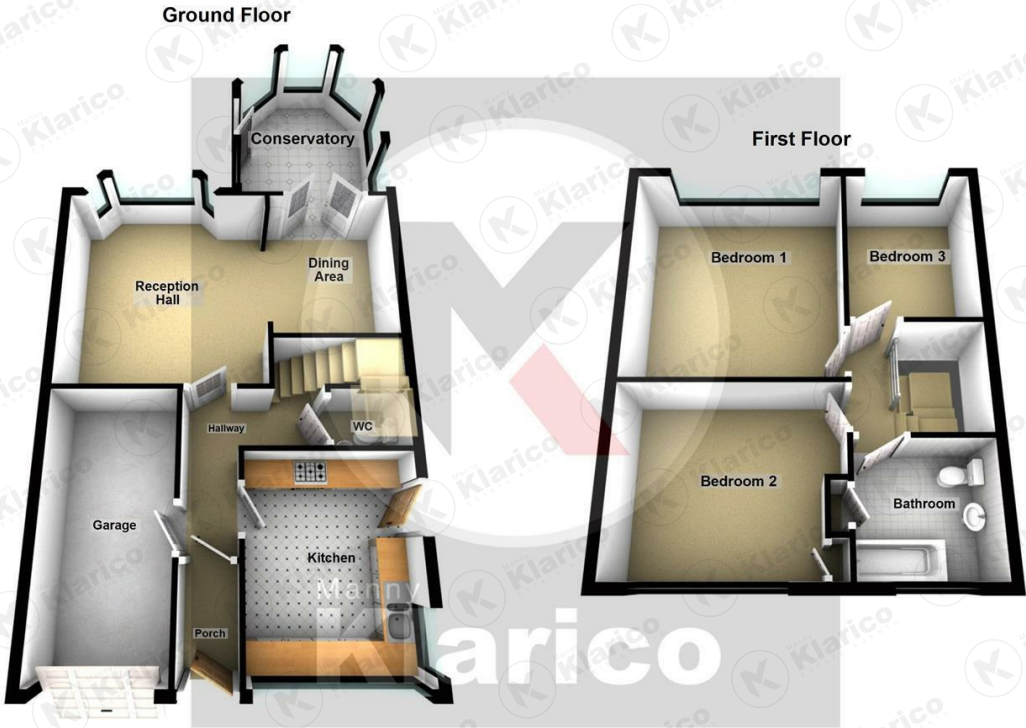
Merevale Road,



Merevale Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 117.5 sq. metres (1264.3 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390

www.mannyklarico.co.uk

