

Hobs Moat Road,



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£290,000

Nestled on the desirable Hobs Moat Road in Solihull, this charming semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 933 square feet, this property is ideal for families seeking a welcoming home.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The spacious lounge is bathed in natural light, creating a warm and inviting atmosphere for family gatherings or entertaining guests. Adjacent to the lounge, the conservatory adds an extra dimension to the living space, perfect for enjoying the garden views throughout the seasons.

The heart of the home is undoubtedly the huge kitchen, which offers plenty of room for culinary creativity and family meals. With two bathrooms, morning routines are made easy, ensuring that everyone has their own space.

Parking is a breeze with space for up to three vehicles, a valuable asset in this sought-after area. The property, built between 1930 and 1939, boasts character and charm, while the well-lighted rooms enhance the overall appeal.

Situated in a great location, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This semi-detached house on Hobs Moat Road is not just a property; it is a place where memories can be made. Don't miss the opportunity to make it your own.



Hobs Moat Road,

- CHAIN FREE!
- Reception Room
- Conservatory
- Garden
- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Ideal Family Home

Lounge

20'4" x 9'9" (6.21m x 2.96m)

Double glazed bay windows to front and rear, double glazed door to rear, laminate flooring, chimney breast, fireplace, wall mounted radiator, skirting, coving to ceiling, ceiling light

Conservatory

8'4" x 9'9" (2.54m x 2.96m)

Double glazed window Throughout, tile flooring, door to garden, ceiling light

Kitchen/Dining Room

11'8" x 8'1" (3.55m x 2.47m)

Double glazed windows to side and rear, double glazed door to side, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, Plumbing for white goods

Shower Room

7'11" x 5'0" (2.42m x 1.52m)

Privacy double glazed window to side, tile flooring, wall tiles, shower unit, wash basin with separate taps, toilet, extractor fan, wall mounted radiator

Bedroom 1

10'6" x 9'9" (3.20m x 2.98m)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

9'8" x 9'9" (2.94m x 2.97m)

Double glazed bay window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

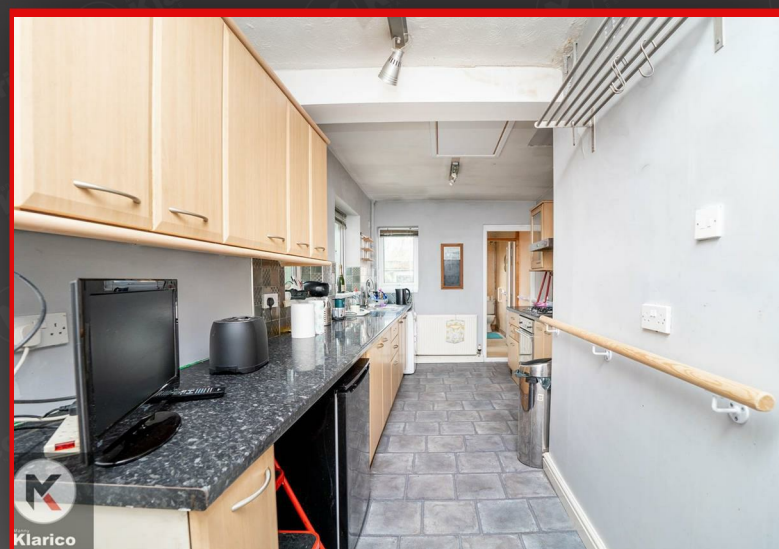
8'6" x 5'9" (2.60m x 1.74m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Directions



Hobs Moat Road,



Bathroom

7'6" x 5'8" (2.28m x 1.73m)

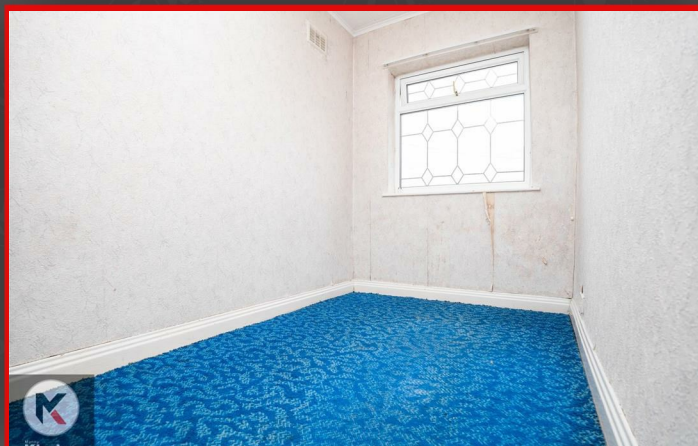
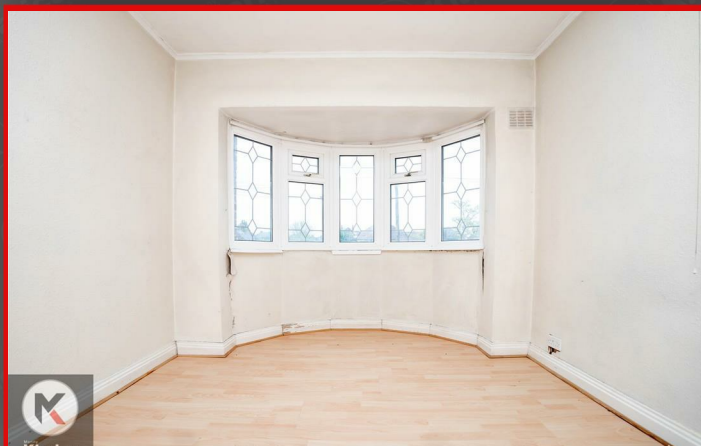
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with separate taps, toilet, extractor fan

Garden

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



Hobs Moat Road,



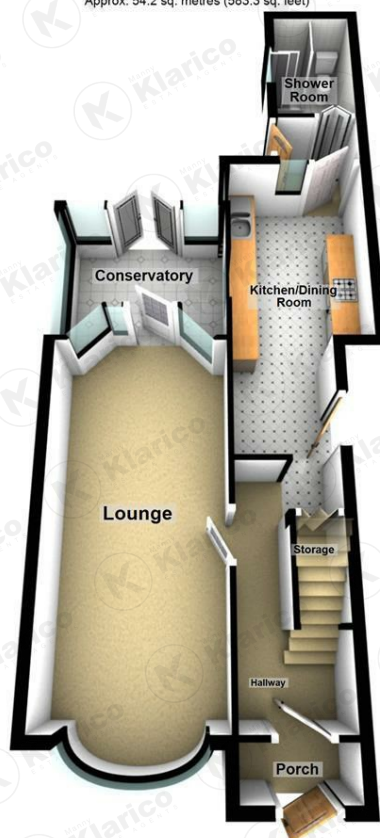
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Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



Total area: approx. 86.4 sq. metres (930.2 sq. feet)



Manny
Klarico
ESTATE AGENTS

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390

www.mannyclarico.co.uk

