



# Merevale Road, Solihull

## Offers Around £375,000

- **THREE BEDROOMS**
- **PARTIALLY MODERNISED**
- **HUGE POTENTIAL**
- **LARGE GARDEN**
- **LARGE SINGLE GARAGE**
- **PLANNING PERMISSION GRANTED**
- **CENTRAL LOCATION**
- **CHAIN FREE**

Merevale Road is directly off Old Lode Lane. Old Lode Lane leads off Lode Lane. Regular bus services operate to the town centre of Solihull along Old Lode Lane or out to the A45 Coventry Road at the Wheatsheaf where one will find shopping facilities. There is also a local parade of shops at the junction with Hatchford Brook Road.

The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There are further local shops in nearby Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property stands well back from the road behind a long driveway affording parking for multiple vehicles and a fore garden leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via UPVC Front door into porch.

### **HALL**

A good sized central hallway giving access to living room and kitchen/dining room.

### **LIVING ROOM**

**12'11 x 11'7 (3.94m x 3.53m)**



A good sized living room with large bay window to front elevation. Central ceiling lights and wall mounted radiator with built in entertainment unit.

### **KITCHEN/DINING ROOM**

**15'1 x 7'8 + 19'1 x 11'7 (4.60m x 2.34m + 5.82m x 3.53m)**



Currently a walk round kitchen diner that would benefit from some upgrades. If the plans were done this space would be amazing. Offering a vast open plan living and kitchen accommodation.

Currently it is perfectly serviceable offering fitted kitchen and a good sized dining room with doors over looking the rear garden. With fitted gas fire and stone effect surround, wall mounted radiators and central ceiling light.

### **GARAGE**

**27 max x 10'4 (8.23m max x 3.15m)**



A large single garage that extends to the rear of the property allowing for extra reception/bigger kitchen.



**BEDROOM ONE**  
**13'3 x 11'10 (4.04m x 3.61m)**



An excellent sized double bedroom that has been fully fitted with bespoke wardrobes and storage. With a large bay window to the front elevation this room is fully finished. Freshly decorated and carpeted with wall mounted radiator and central ceiling light.

**BEDROOM TWO**  
**11'7 x 11'10 (3.53m x 3.61m)**



Another double room with window to rear elevation. With wall mounted radiator and central ceiling light.

**BEDROOM THREE**  
**8'2 x 7'5 (2.49m x 2.26m)**



A smaller room with window to front elevation, wall mounted radiator and central ceiling light.

**FAMILY BATHROOM**  
**8'4 x 7'5 (2.54m x 2.26m)**



A beautifully refitted bathroom with a 4 piece suit including large corner bath and walk in shower with wash basin and toilet. With floor to ceiling tiles and a window to the rear elevation.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### LOCATION

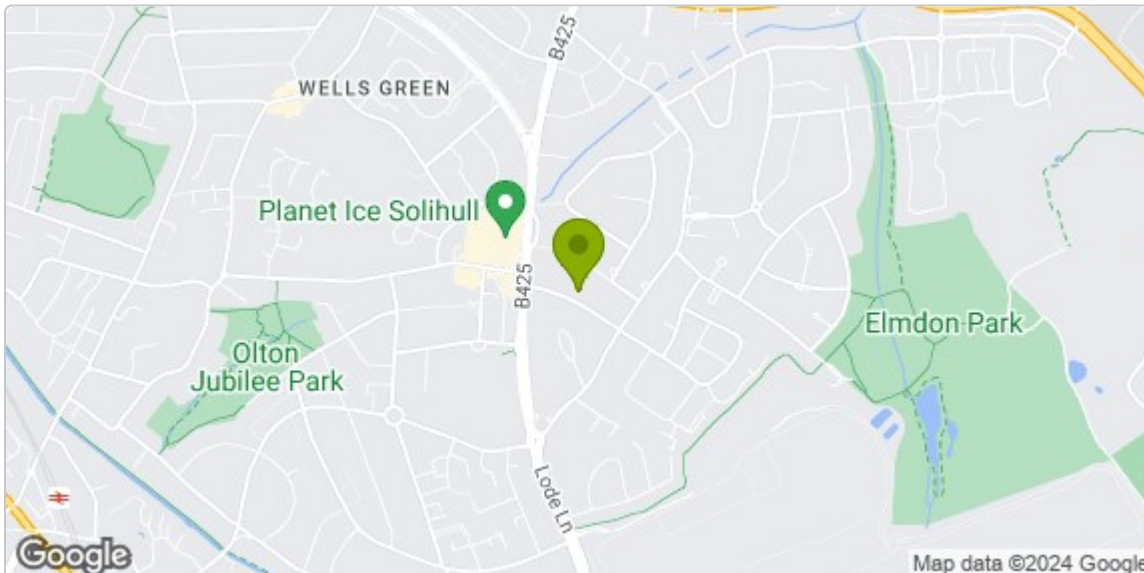
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic light junction by the Jaguar Land Rover works and at the traffic island turn right onto Old Lode Lane. Merevale Road can be found off Old Lode lane and the property is a few 100ms on the right.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:  
25 Merevale Road Solihull  
B92 8LA

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	