



Charles Road, Solihull

Asking Price £390,000

- SEMI DETACHED
- SINGLE GARAGE
- GREAT LOCATION
- POTENTIAL TO ADD VALUE
- THREE BEDROOMS
- TWO RECEPTION ROOM
- GOOD SIZED PRIVATE GARDENS
- WIDE PLOT RIPE FOR EXTENSIONS (STPP)

Charles Road is accessed directly from Blossomfield Road, one of the main arterial roads giving access to the town centre of Solihull passing Alderbrook School and Solihull College Adjacent to which is Tudor Grange Park and leisure centre. Opposite here is access to Solihull's main line London to Birmingham railway station.

Travelling away from the town centre Blossomfield Road leads into Marshall Lake Road where retail parks are sited and this leads out to the A34 Stratford Road. The A34 gives access to the city centre of Birmingham or travelling in the opposite direction to junction 4 of the M42 motorway and at junction 6 one will find the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

An excellent location for this larger style semi detached house that would benefit from a scheme of works offering significant potential to extend and add value subject to relevant planning permissions.

The property is set back from the road behind a front driveway which leads via a glazed front door to the entrance porch

ENTRANCE PORCH

Accessed via upvc glazed double doors leading to the front door.

ENTRANCE HALL

Accessed via glazed and wooden framed front door leading to two reception rooms, the kitchen and the first floor. With central ceiling light and wall mounted radiator.

LIVING ROOM

10'04 x 15'00 (3.15m x 4.57m)



A good sized living room with large bay window to front elevation. with electric fire place and stone effect surround, wall mounted and central ceiling lights and a wall mounted radiator.

DINING ROOM

10'04 x 13'04 (3.15m x 4.06m)



A bright room with French doors on the rear elevation opening onto patio. With electric fire place and stone surround, wall and ceiling mounted lighting and wall mounted radiator.

KITCHEN

6'03 x 11'04 (1.91m x 3.45m)

Fitted with a range of wall mounted and base units with a window to rear elevation. With sink and mixer tap and space for white goods. Door leading to Utility/Garden room

UTILITY/GARDEN ROOM

8'03 x 11'06 (2.51m x 3.51m)



A brick built garden room with double aspect overlooking the gardens, also allowing access to the side passage and the garage. This room could allow for an increased kitchen size subject relevant planning permissions.

GARAGE

8'01 x 14'06 (2.46m x 4.42m)

A single garage with power and lighting and hinged doors.

BEDROOM ONE
10'04 x 15'06 (3.15m x 4.72m)



A great sized double room with bay window to front elevation. Central ceiling light and wall mounted radiator.

BEDROOM TWO
10'04 x 13'04 (3.15m x 4.06m)



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

BEDROOM THREE
8'05 x 9'03 + 4'06 x 4 (2.57m x 2.82m + 1.37m x 1.22m)

A smaller style double room with access to eaves storage. With window to front elevation, central ceiling light and wall mounted radiator. This room has an added extra by way of a compact work space/walk in closet with a small window to rear elevation.

BATHROOM
7'03 x 6'03 (2.21m x 1.91m)



A fitted shower room with stand alone shower cubicle and thermostatic shower valves, wash basin with vanity unit, toilet, and airing cupboard. With window to rear elevation, central ceiling light and wall mounted radiator.

OUTSIDE



With a paved front garden allowing parking for numerous vehicles with a lawned side garden bordered by mature shrubs. At the rear we have a private garden mainly laid to lawn with good sized elevated patio area. The plot is particularly wide allowing for extensions subject to planning.

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.



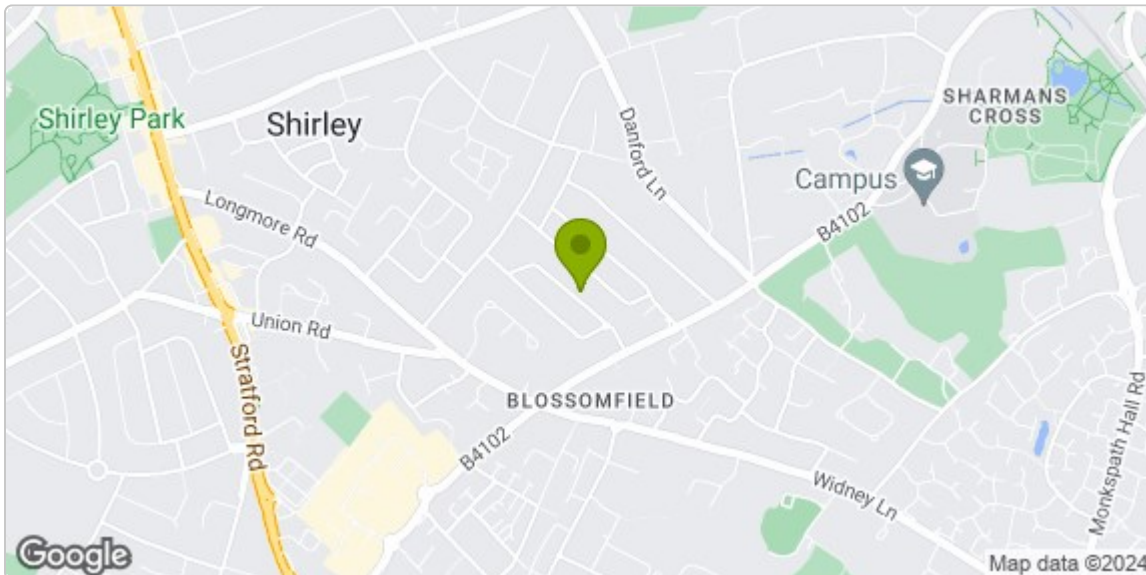
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
44 Charles Road Solihull
Solihull B91 1TS

Council Tax Band: D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 75 |
| | 57 | |
| England & Wales | EU Directive 2002/91/EC | |

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk