



# Dene Court Road, Solihull

**Guide Price £390,000**

- DETACHED
- EXTENDED
- OFF ROAD PARKING
- CENTRAL LOCATION
- THREE BEDROOMS
- TWO/THREE RECEPTION ROOMS
- PRIVATE REAR GARDENS
- GOOD LOCAL SCHOOLS



Dene Court Road is ideally placed for local shops and Olton Railway Station which is less than 1 mile away offering services to Birmingham and beyond. Frequent bus services operate from the railway station providing access to the city centre of Birmingham, via Acocks Green, or towards the town centre of Solihull where one will find an excellent array of shopping facilities including those along the High Street and within the Touchwood development which hosts a multi-screen cinema, a wide choice of restaurants and access to Solihull Arts Complex.

Hobs Moat Road joins the A45 Coventry Road in Sheldon which gives access to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The property is set back from the road behind a block paved driveway affording multiple off road parking leading to the glazed front door allowing access to entrance porch.

### ENTRANCE HALL

A bright through reception allowing access to the kitchen, study and open plan living space.

### KITCHEN

12 x 8'2 (3.66m x 2.49m)



A fitted kitchen with window to front elevation. With a range of wall mounted and base units with work surface over with appliances including electric oven and hob with extractor, space and plumbing for washers dryers and fridge freezer. Having door onto side covered passage allowing for extra storage.

### LIVING ROOM/DINING ROOM 20'04 x 23'07 (6.20m x 7.19m)



The original living and dining space that has been opening up into the extended accommodation. Set up with a cosy lounge area and a good sized dining space leading through to the further living space.

### OPEN PLAN LIVING SPACE

20'04 x 23'07 (6.20m x 7.19m)



The extended living space is a gorgeous bright room fitted with large sliding doors and roof lantern with a stylish finish throughout and views over the gardens with led spot lighting and wall hung vertical radiators.

### STUDY/PLAY ROOM

6'10 x 15'6 (2.08m x 4.72m)

A good sized study space with door into WC. With window to front elevation, central ceiling light and wall mounted radiator.

### WC

A fitted WC with toilet and wash basin. with vanity unit.

**BEDROOM ONE**  
**11'10 x 11'1 (3.61m x 3.38m)**



With a large bank of fitted wardrobes and dressing table and a window to the front elevation, central ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**12 x 10'1 max (3.66m x 3.07m max)**



Another good sized double room with fitted wardrobes and central ceiling light with window to rear elevation.

**BEDROOM THREE**  
**8'1 x 8'8 (2.46m x 2.64m)**

A further double room with a range of fitted wardrobes and desk space with window to rear elevation central ceiling light and wall mounted radiator.

**SHOWER ROOM**



A fitted shower room with walk in shower cubicle and wash basin with access into airing cupboard. with window to front elevation, central ceiling light and wall mounted radiator.

**WC**

A separate toilet with window to side elevation.

**OUTSIDE**



With a good sized block paved drive way allowing parking for numerous vehicles. To the rear we have a private and mature landscaped southerly facing garden with patio and mainly laid to lawn with attractive mature shrub borders.



## 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 lights by the Jaguar Land Rover works and at the traffic island turn left into Castle Lane. Continue along Castle Lane, straight on at the next traffic island, a continuation of Castle Lane, where Dene Court Road can be found turning right and the property is on the left hand side.

**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

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**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:**  
85 Dene Court Road Solihull  
Solihull B92 8DQ

**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>	61	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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