



Northdown Road, Solihull

Guide Price £440,000

- NO UPWARD CHAIN
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- POPULAR LOCATION
- GARAGE
- LINK DETACHED
- OFF ROAD PARKING
- POTENTIAL TO ADD VALUE
- GREAT SCHOOL CATCHMENT
- DRIVEWAY

This property is well presented but also has potential to add value. Nestled on a desirable street in Solihull, this charming property on Northdown Road offers a fantastic opportunity to create your dream home. While the property requires some modernisation, it boasts a wealth of potential and a fantastic location, making it a perfect project for those looking to add their own personal touch.

Northdown Road is off Dingle Lane leads directly off Blossomfield Road one of the main arterial roads leading into the town centre of Solihull passing secondary school campuses, Solihull College and Tudor Grange Park and leisure centre, opposite which is access to Solihull's main line London to Birmingham railway station.

Travelling in the opposite direction Blossomfield Road joins Marshall Lake Road passing Sears Retail Park and on to the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

ENTRANCE PORCH

Coming in from the front of the property with have a large entrance porch with fitted storage.

LIVING ROOM

17'10" x 13'11" (5.46m x 4.25m)



Perfect for entertaining, this generously sized living room provides ample space for relaxing and socialising. The adjoining dining room allows for easy flow between the two areas, while the staircase conveniently leads to the upper floor. With a large window to the front of the property and window and wall lights to give even more light.

DINING ROOM

8'10" x 10'6" (2.71m x 3.21m)



A dining room with sliding doors leading to the rear garden, with ceiling light and radiator with access through to the kitchen.

KITCHEN

9'10" x 11'5" (3.00m x 3.50m)



Leading in from the dining room we have a good sized kitchen with wooden work tops and tiled walls, an electric oven and gas hobs with extractor hood. A stainless steel 2.5 bowl sink sits right in front of the window to the rear garden.

UTILITY ROOM

9'10" x 11'5" (3.00m x 3.50m)

From the kitchen with go through to the utility room with its own sink and work tops. This also leads to the garden, garage and downstairs WC.

BEDROOM ONE
11'5" x 11'9" (3.50m x 3.60m)



We have a large double bedroom with built in wardrobes, a large window to front elevation, a wall mounted radiator and ceiling light.

BEDROOM TWO
11'5" x 9'10" (3.50m x 3.00m)



Another double bedroom with large window to the rear, built in wardrobes, wall mounted radiator and ceiling light.

BEDROOM THREE
7'8" x 7'6" (2.35m x 2.30m)

A decent sized third bedroom with large window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM
7'8" x 6'2" (2.35m x 1.90m)



We have a clean and stylish bathroom with a window to the rear of the property, a standalone sink, ceramic toilet and bath with an electric shower.

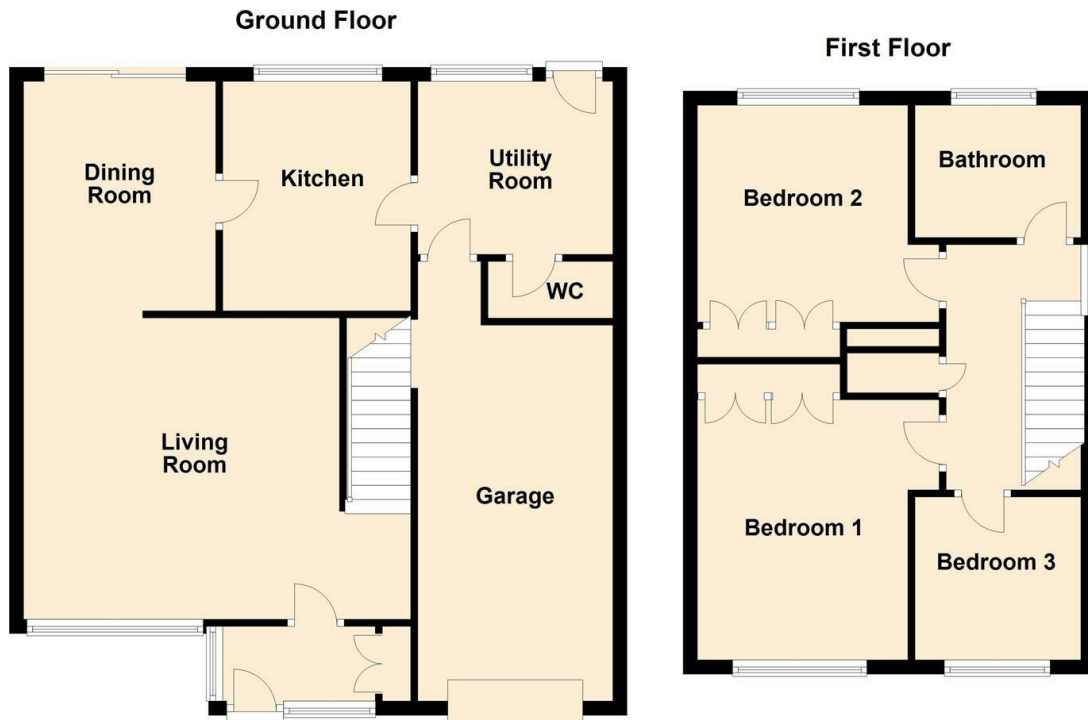
OUTSIDE



At the front of the property we have a neat front garden and with driveway and access to the garage. To the rear with have a large, well looked after garden with a patio area before a well maintained lawn surrounded by multiple bushes and trees.

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.



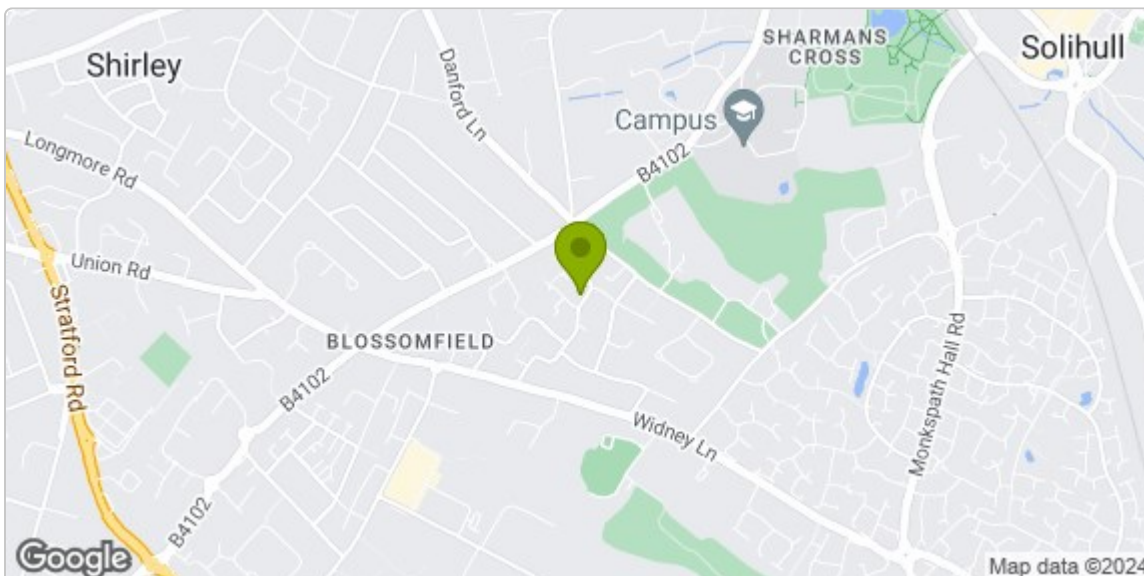
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: E

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:
40 Northdown Road Solihull
B91 3LZ

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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