



## St. Gerards Road, Solihull

**Offers Over £400,000**

- SEMI DETACHED
- OFF ROAD PARKING
- POPULAR LOCATION
- PRIVATE GARDEN
- THREE DOUBLE BEDROOMS
- SINGLE GARAGE
- POTENTIAL TO EXTEND/IMPROVE
- UTILITY

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

Travelling away from Solihull along Blossomfield Road which leads into Marshall Lake Road one will join the A34 Stratford Road. The A34 gives access to the city centre of Birmingham, via Shirley, or in the opposite direction to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

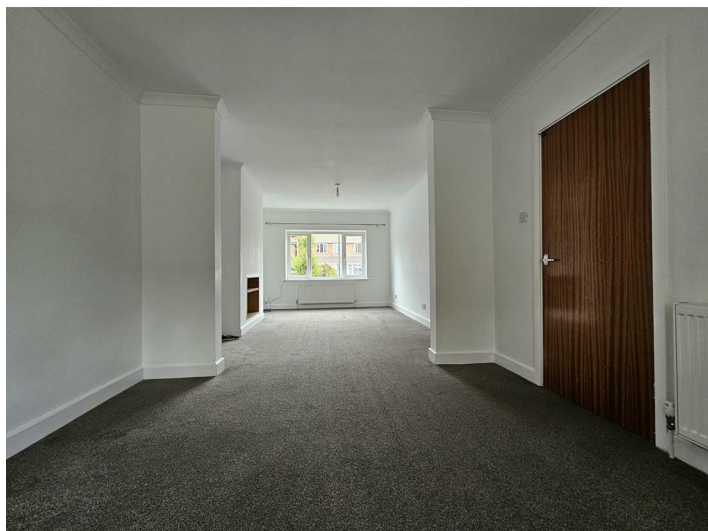
The property is approached via a front driveway. A UPVC double glazed door opens to the

### **ENTRANCE HALL**

Accessed via EPVC front door and allowing access to all reception rooms and kitchen. With cloaks cupboard and ceiling light with wall mounted radiator.

### **LIVING DINING ROOM**

**24'7" x 10'8" (7.495 x 3.269)**



A large open plan room with window to front elevation and door and window to the lean too/conservatory. With Wall mounted radiators and central ceiling lights.



### **KITCHEN**

**9'5" x 7'5" (2.893 x 2.277)**



A recently fitted kitchen with a range of wall mounted and base units and worktop over. Having a window to rear elevation and access through to shower room and utility space. With a range of integrated appliances including electric oven, electric hob and extractor. With 1.5 bowl sink and mixer tap, space and plumbing for washing machine and fridge freezer. With wall mounted radiator and ceiling spot lights.



### **UTILITY**

**6'3" x 8'3" (1.91 x 2.54)**

Accessed from the kitchen and allowing access through to the garden. A convenient utility/garden room with base and wall mounted units with worktop over. With 1.5 bowl sink and mixer tap and space and plumbing for washers and dryers.

### **SHOWER ROOM**

**8'3" x 6'3" (2.54 x 1.91)**

A well fitted shower room with shower cubicle with electric shower, wash basin and toilet. with heated towel rail ceiling light and extractor.

### **CONSERVATORY/LEAN TOO**

**9'6" x 7'10" (2.910 x 2.407)**

An extra space of a solid timber construction windows over looking garden with a double aspect. With door onto the garden wall mounted radiator and ceiling light.

### **GARAGE**

**7'11" x 14'8" (2.433 x 4.491)**

A single garage with electric roller door and access from the side passage via wooden door. With lighting and power.

### **BEDROOM ONE**

**10'9" x 12'11" (3.284 x 3.957)**



A great sized double room with window to front elevation, built in storage, wall mounted radiator and ceiling light.

### **BEDROOM TWO**

**10'9" x 9'5" (3.281 x 2.877)**



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

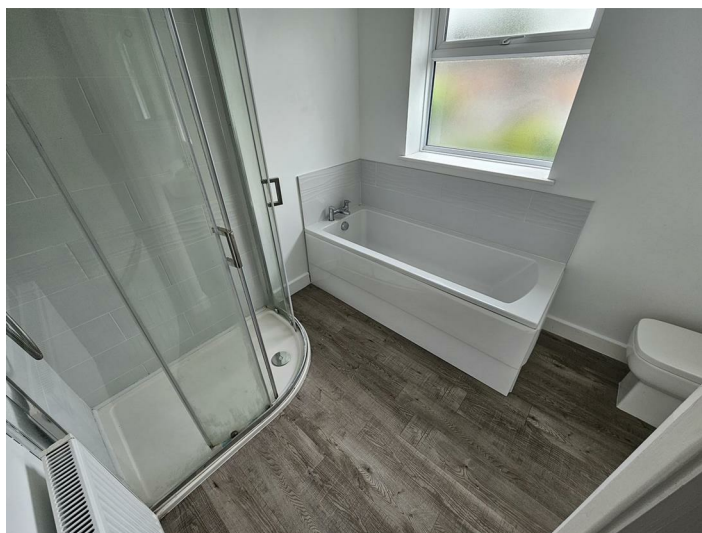
### **BEDROOM THREE**

**9'5" x 9'8" (2.893 x 2.952)**

A third double room with window to front elevation. Ceiling light and wall mounted radiator.

### **BATHROOM**

**9'7" x 7'6" (2.922 x 2.30)**



A well fitted bathroom with shower cubicle and thermostatic shower, bath with mixer tap, wash basin with vanity unit, toilet and heated towel rail. With window to rear elevation and ceiling light.

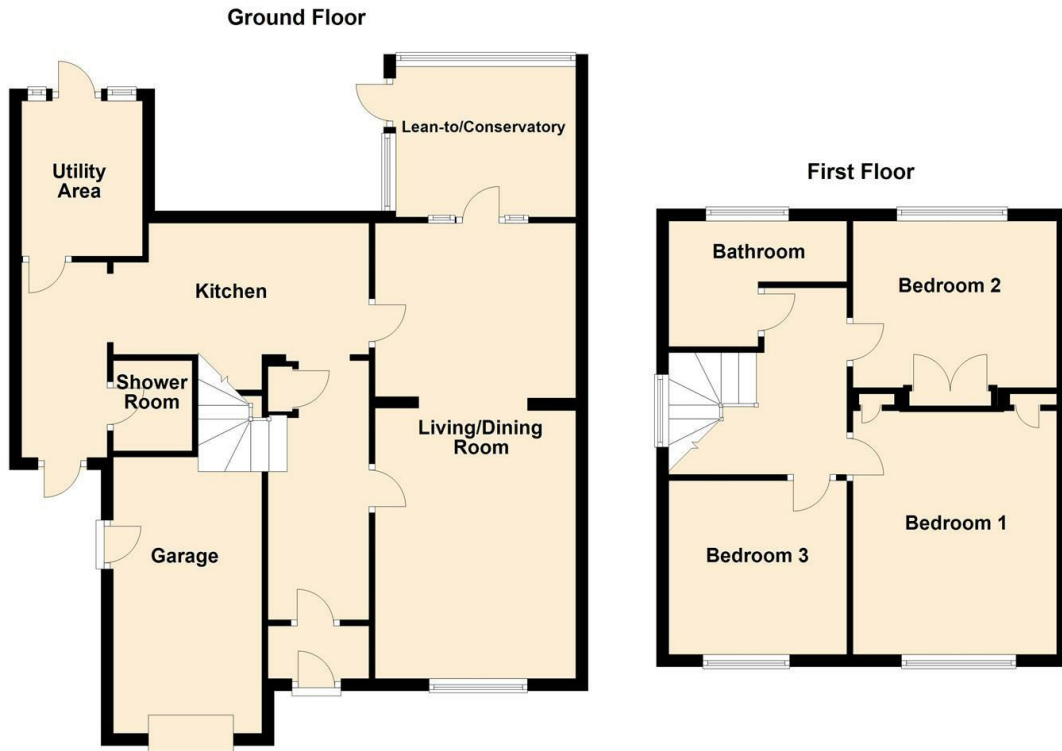
### **OUTSIDE**



With a large tarmac drive way allowing parking for numerous vehicles and access to side gate . To the rear we have a mature private garden with patio area and artificial lawn wrapped with well planted 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.

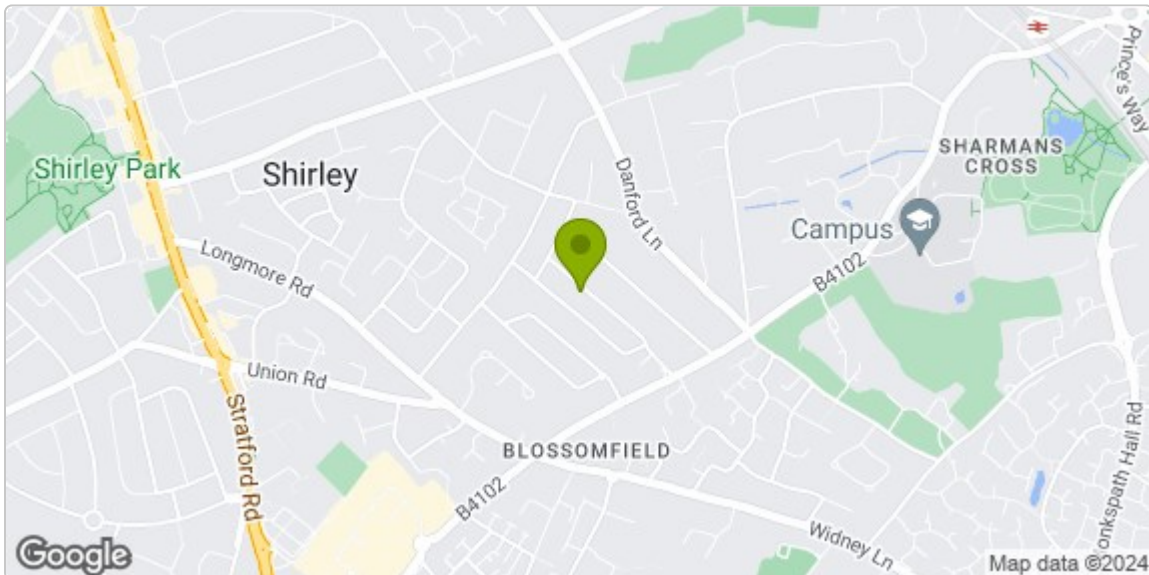


**TENURE:** We are advised that the property is Freehold.

**VIEWING:** By appointment only with the office on the number below.

**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:**  
71 St. Gerards Road Solihull  
Solihull B91 1UD

**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>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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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