



# Richmond Road, Solihull

**Asking Price £460,000**

- MID TOWN HOUSE
- DOUBLE GARAGE
- EN-SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- FOUR BEDROOMS
- CELLAR
- STACKED WITH ORIGINAL FEATURES
- PRIVATE REAR GARDENS
- GROUND FLOOR SHOWER ROOM



Richmond Road leads just off the A41 Warwick Road close to Olton Railway Station offering services to Birmingham and beyond. Regular bus services operate along the A41 to the city centre of Birmingham via Acocks Green or in the opposite direction, passing the popular Dovhouse parade of shops, to the town centre of Solihull which offers an excellent array of shopping facilities together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

At the other end of Richmond Road one will join Wagon Lane which in turn joins the A45 Coventry Road where there is a good selection of shops and access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved driveway affording parking for multiple vehicles leading to the porch and accommodation.

### **ENTRANCE PORCH**

Accessed via sage front door allowing access to the inner door and hallway.

### **ENTRANCE HALL**

A lovely double width entrance hall allowing access to the reception rooms and kitchen as well as the cellar and first floor.

### **LIVING ROOM**

**13'9" x 13'5" (4.216 x 4.113)**



A very well proportioned room with multi fuel burner with wooden mantel over and window to front elevation. With ornate cornice, dado rail and central ceiling rose offering a classic feel.

### **DINING ROOM**

**13'11" x 13'5" (4.253 x 4.113)**



Another excellent room with French doors opening onto the paved courtyard. With period fire place ,cornice, dado rail and ceiling rose mouldings with light this room is most opulent and offers an ideal room for formal dining.

### **KITCHEN BREAKFAST ROOM**

**13'10" x 10'2" (4.222 x 3.115)**



A fully fitted kitchen with a range of wall mounted and base units. With integrated and fixed appliances including range style cooker with electric ovens, grill and gas hob, fridge, dishwasher, 1.5 bowl sink with mixer tap and side drainer. Offering under stairs pantry and access into the utility space with double aspect windows over looking the courtyard.

### **UTILITY SPACE**

Allowing access into the shower room and a door leading onto the courtyard. Currently housing the washing machine and dryer.

### **SHOWER ROOM**

A fitted shower room with window to side elevation, wash basin and vanity storage, toilet and shower cubicle with electric shower.

### **CELLAR**

**13'9" x 13'5" (4.216 x 4.112)**

Accessed off a door under the stairs in the hallway. With power and lighting and enough head space to stand.



**GARDEN ROOM**  
**10'2" x 9'1" (3.106 x 2.780)**

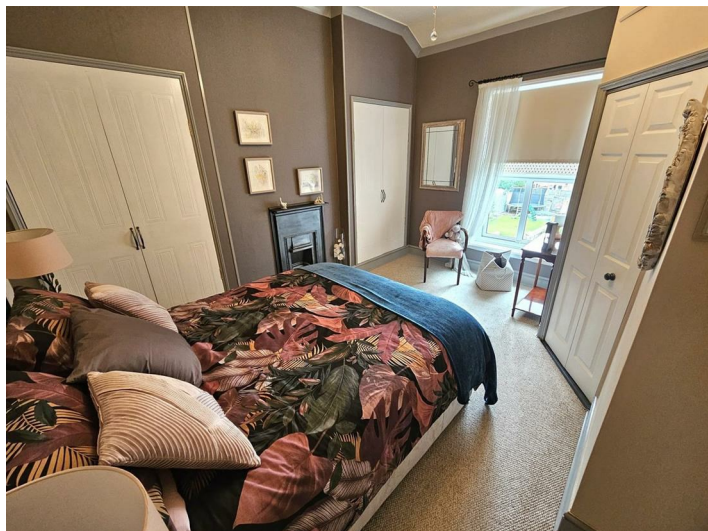
A pleasant garden room over looking the well stocked gardens.

**BEDROOM ONE**  
**13'6" x 14'0" (4.133 x 4.268)**



A large double room with window to front elevation. Having feature fire place and having retained most of its original features, cornice and ceiling mouldings.

**BEDROOM TWO**  
**11'11" max x 13'9" max (3.654 max x 4.216 max)**



Another double room with window to rear elevation. With a bank of built in storage and having access into the en-suit shower room. With cornice ceiling rose and dado rail and feature period fire place.

**EN-SUITE**

A fitted en-suite with wash basin and vanity storage and shower cubicle.

**BEDROOM THREE**  
**9'4" x 11'4" (2.864 x 3.469)**

Another lovely double room with window to side and rear elevation, traditionally being the servants quarters. Having fitted wardrobe storage and central ceiling light.

**BEDROOM FOUR**  
**6'11" x 9'4" (2.127 x 2.865)**

A smaller room with window to front elevation and ceiling light.

**FAMILY BATHROOM**



A well fitted family bathroom with bath and shower over, toilet, his and hers wash basins with vanity storage and a window to side elevation.

**DOUBLE GARAGE**

A double rear garage accessed via door from the garden or electric roller doors from the rear secure gated vehicular access. With power and lighting and built on concrete hard standing.

**OUTSIDE**



To the front we have a paved drive way bordered by mature hedging and fencing with bin stores. To the rear we have a private and most attractive garden with central lawn and bordered by well stocked planting beds. Having an inner courtyard providing an ideal sheltered entertaining space with paved path leading down to the garage.

## 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

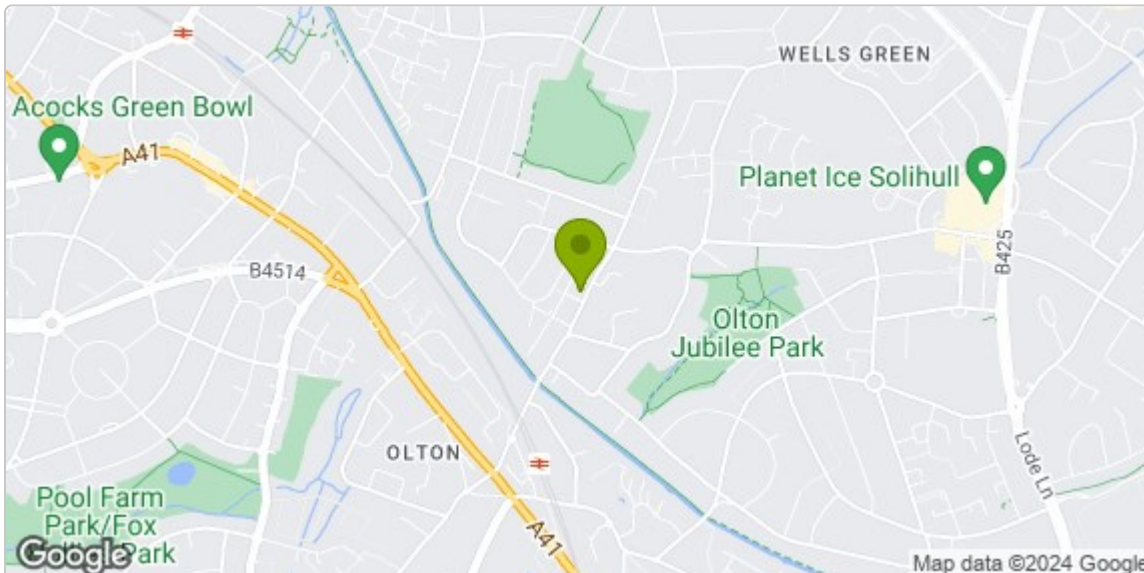
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge and at the second set of traffic lights turn right into Richmond Road. Continue straight on at two mini roundabouts where the property will be found on the 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

**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:**  
79 Richmond Road Solihull  
Solihull B92 7RR

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	