



Middlewood Close, Solihull

Offers In Excess Of £350,000

- **THREE BEDROOMED TOWN HOUSE**
- **UTILITY**
- **LANDSCAPED REAR GARDENS**
- **VERY WELL PRESENTED**
- **GROUND FLOOR BEDROOM/ STUDY**
- **CENTRAL LOCATION**
- **EN-SUITE**
- **SINGLE GARAGE**
- **OFF ROAD PARKING FOR NUMEROUS VEHICLES**
- **MOTIVATED SELLER**

Middlewood Close leads directly off Wharf Lane, sited just off Cornyx Lane which in turn joins Lode Lane via Moat Lane giving direct access to the town centre of Solihull and along which regular bus services operate to the town centre of Solihull. Travelling away from Solihull along Lode Lane one will come to Hobs Moat Road where one will find a crescent of shops together with Solihull Ice Rink and a choice of restaurants and takeaway outlets.

Hobs Moat Road leads out to the A45 Coventry Road at the Wheatsheaf which will take you to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull has a thriving business community and boasts its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is approached via block paved drive way with attractive side boarders. The property is in an ideal location just 100 yards or so from the dog walking/play area and in turn has direct access to the canal with local amenities being within walking distance.

ENTRANCE HALL

Accessed via glazed upvc door into the accommodation

LIVING ROOM

15'6" x 10'0" (4.74 x 3.06)



A great sized living room with double aspect windows to the front elevation. With French doors opening onto attractive balcony with iron railings. Having LED spot lighting and wall mounted radiators.

KITCHEN/DINING ROOM **15'5" x 11'9" (4.7 x 3.6)**



A fully fitted kitchen dining room with a range of wall mounted and base units. With integrated appliances including double electric oven, gas hob and extractor, fridge freezer, space and plumbing for dishwasher, 1.5 bowl stainless steel sink with mixer tap. Having double aspect windows to the rear elevation and ample room for a large dining table and seating. With led spot lighting, ceiling lights, under cupboard strip lighting and wall mounted radiator.

UTILITY

6'10" x 6'0" (2.09 x 1.83)

A fitted utility with stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, storage cupboard and counter top workspace. With a door opening onto the rear garden and having ceiling light and wall mounted radiator.

BEDROOM ONE

13'5" x 12'9" (4.09 x 3.90)



A lovely principle bedroom with en-suite and heaps of fitted storage. With window to front elevation, various built in closets and wardrobes, ceiling light and wall mounted radiator.

EN-SUITE

7'2" x 4'7" (2.2 x 1.4)

A fitted en-suite with large walk in shower with thermostatic shower, wash basin and toilet. With led spot lighting and wall mounted radiator.

BEDROOM TWO
12'9" x 10'4" (3.9 x 3.15)



Another double room with window to the rear elevation. with large double depth built in wardrobe, ceiling light and wall mounted radiator.

BEDROOM THREE
10'6" x 9'1" (3.21 x 2.77)



A double room with access onto the rear garden via French doors. With under stair storage cupboard, ceiling light and wall mounted radiators.

FAMILY BATHROOM
6'7" x 6'2" (2.03 x 1.90)



A fitted bathroom with sky light to rear elevation. Having wash basin toilet and bath, led lighting and wall mounted radiator.

GARAGE
17'0" x 8'2" (5.20 x 2.5)

A single garage with up and over door with power and lighting with internal access.

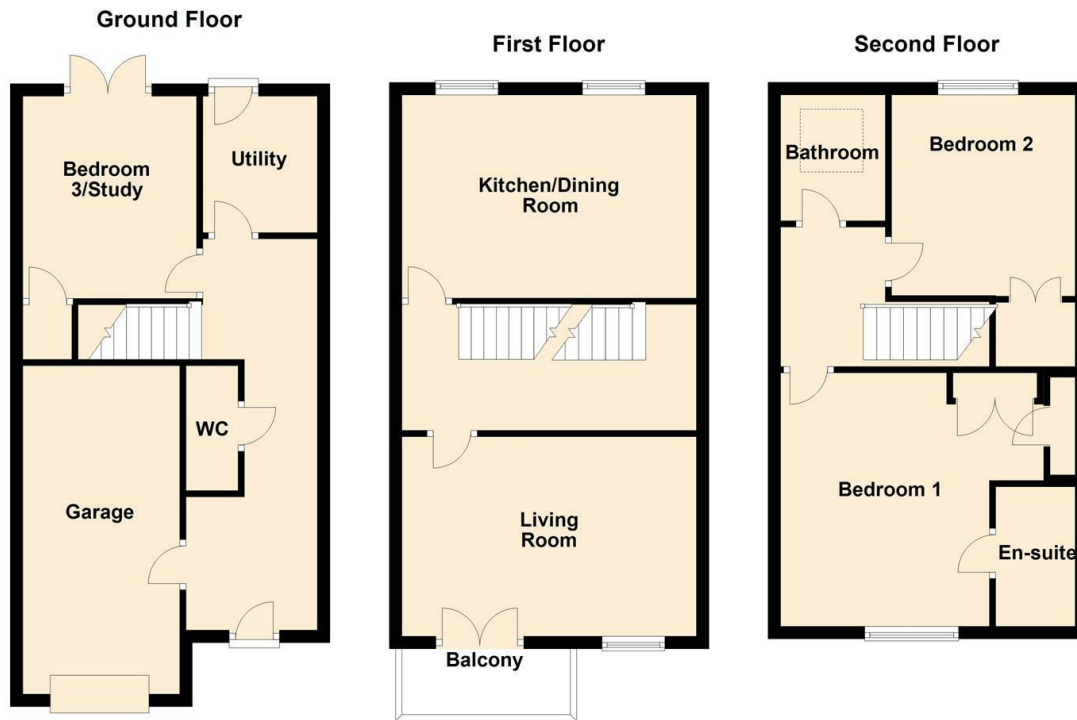
OUTSIDE



Having a wide and attractive front allowing parking for numerous vehicles. To the rear we have a beautifully landscaped walled garden with percaline patio area raised beds and a central lawn. Having specimen planting and a feel of luxury.

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.

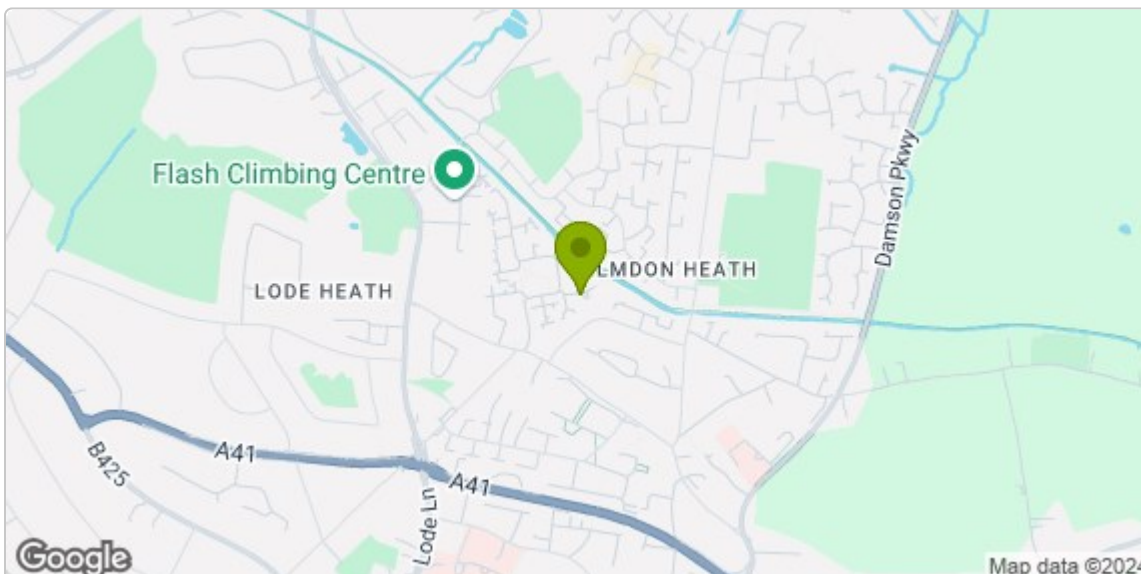


TENURE: We are advised that the property is Freehold with an half annual service charge of £163.68

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:
34 Middlewood Close Solihull
Solihull B91 2TY

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	