



Mayswood Road, Solihull

Asking Price £350,000

- SEMI DETACHED
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- OFF ROAD PARKING
- SINGLE GARAGE
- THREE BEDROOMS
- UTILITY
- PRIVATE REAR GARDENS
- FRESHLY DECORATED THROUGHOUT
- CHAIN FREE

A three bedroomed semi detached property in this convenient location, with off road parking and garage.

Mayswood Road leads directly from Old Lode Lane where there are two small parades of shops with regular bus services operating to the town centre of Solihull.

Travelling away from Solihull to the A45 Coventry Road at The Wheatsheaf where again there are a good choice of shopping facilities. The A45 gives access to the city centre of Birmingham and travelling 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.

The property is set back from the road behind ample sized driveway leading to the accommodation.

ENTRANCE HALL

A through reception hall allowing access into the living room and kitchen breakfast room with wall mounted lighting and under stair storage.

LIVING ROOM **10'2" x 16'4" (3.106 x 4.992)**



A good sized living room with bay window to front elevation, ceiling light and wall mounted radiator. Having wall mounted feature fire place with stone effect surround.

DINING ROOM **8'7" x 15'6" (2.626 x 4.749)**



A bright room with French doors opening onto the rear garden. With ceiling light and wall mounted radiator.

KITCHEN BREAKFAST ROOM **7'1" x 15'0" (2.179 x 4.589)**



A well fitted kitchen with a range of wall mounted and base units with worktop over. With a range of integrated appliances including electric oven, gas hob, electric extractor and fridge freezer. Having a stainless steel sink with mixer tap and a window to the rear elevation with side door allowing access into utility.

UTILITY **7'5" x 11'2" max (2.281 x 3.423 max)**

A fitted utility with access into the WC and single garage. With stainless steel sink with mixer tap, various storage cupboards and space and plumbing for dishwasher, washer/dryer. Having LED lighting wall mounted radiator and a door onto the rear garden

WC

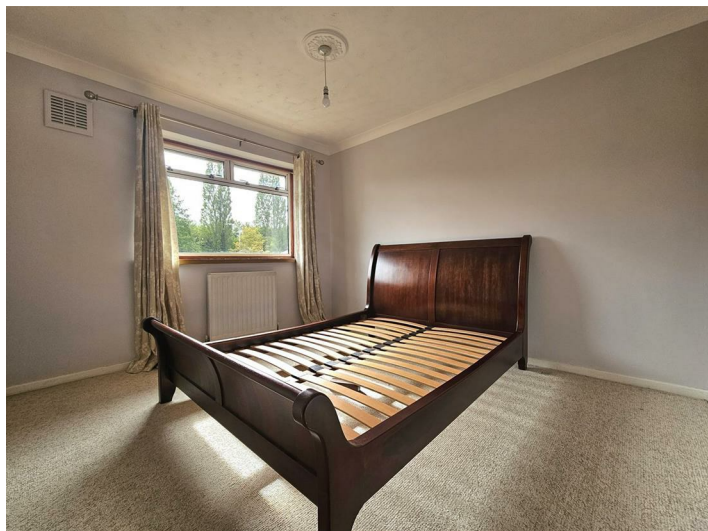
A fitted WC with toilet and wash basin with vanity storage. With LED spot lighting and wall mounted radiator.

BEDROOM ONE
10'2" x 14'9" (3.124 x 4.514)



A large double room with bay window to front elevation. Having ample built in wardrobes, ceiling light and wall mounted radiator.

BEDROOM TWO
10'4" x 11'5" (3.173 x 3.484)



Another good sized double room with window to rear elevation with ceiling light and wall mounted radiator.

BEDROOM THREE
6'8" x 5'9" (2.033 x 1.760)

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

BATHROOM
6'1" x 5'7" (1.878 x 1.713)

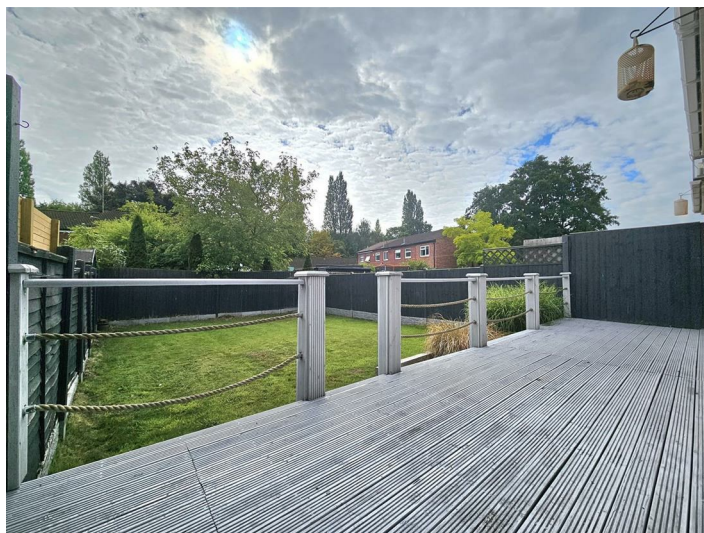


A fitted bathroom with a white suite comprising of bath with shower over, toilet and wash basin. With a obscured window to the rear elevation ceiling light and heated towel rail

GARAGE
13'3" x 9'3" (4.063 x 2.821)

A single garage with barn style doors with power and lighting currently housing an extra fridge freezer.

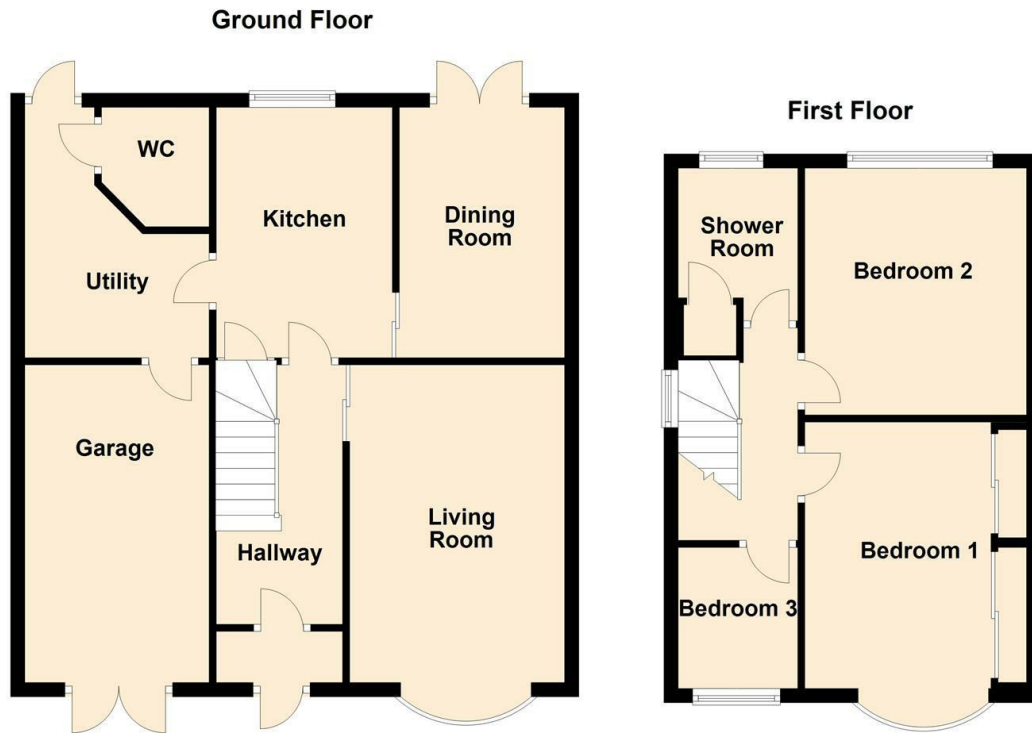
OUTSIDE



To the front of the property we have a good sized block paved drive way allowing for parking for numerous vehicles. To the rear we have a nicely decked area leading onto a private garden laid mainly to lawn.

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.



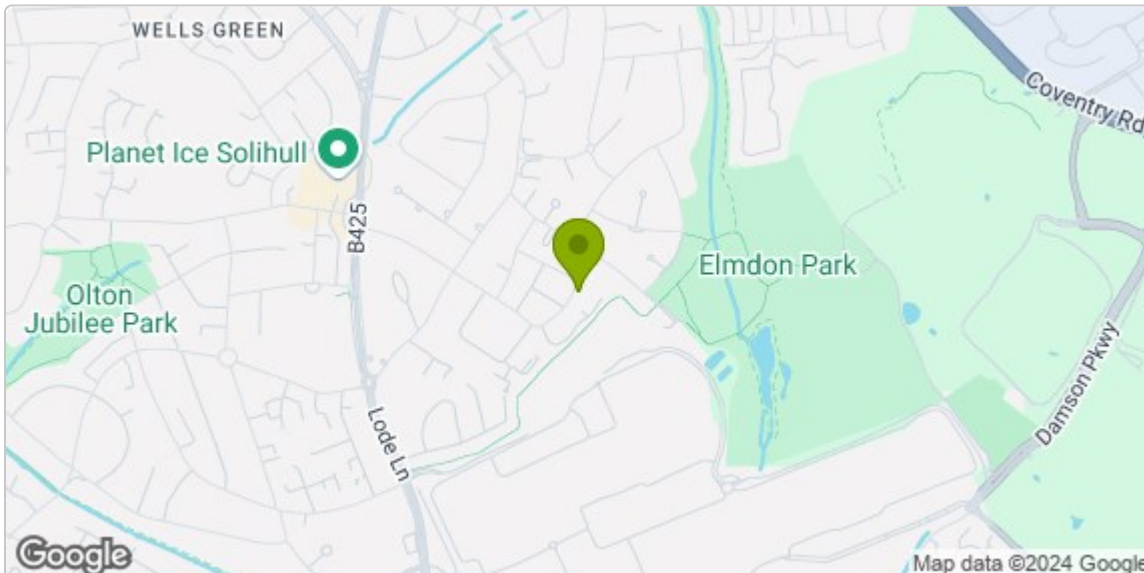
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

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:
108 Mayswood Road Solihull
Solihull B92 9JE

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	60	
England & Wales		
EU Directive 2002/91/EC		

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