



# Merevale Road, Solihull

**Asking Price £340,000**

- SEMI DETACHED
- TWO RECEPTION ROOMS
- POTENTIAL TO ADD VALUE
- POPULAR LOCATION
- THREE BEDROOMS
- LONG EXTENDING GARDENS
- OFF ROAD PARKING
- SINGLE GARAGE



Merevale Road is directly off Old Lode Lane. Old Lode Lane leads off Lode Lane. Regular bus services operate to the town centre of Solihull along Old Lode Lane or out to the A45 Coventry Road at the Wheatsheaf where one will find shopping facilities. There is also a local parade of shops at the junction with Hatchford Brook Road.

The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There are further local shops in nearby Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property stands well back from the road behind good sized driveway affording parking for multiple vehicles and a fore garden leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via glazed upvc front door leading to inner door to the entrance hall.

### **ENTRANCE HALL**

A through reception hall allowing access into the reception rooms, the kitchen and the first floor. With ceiling light and wall mounted radiator.

### **LIVING ROOM**

**11'8" x 13'2" (3.565 x 4.034)**



An open plan living/dining room with bay window to front elevation. Having ceiling light and wall mounted radiator.

### **DINING ROOM**

**12'7" x 11'8" (3.847 x 3.565)**



A good sized room with sliding glazed doors onto the rear garden. With ceiling light and wall mounted radiator.

### **KITCHEN**

**7'8" x 7'11" (2.341 x 2.425)**



A fitted kitchen with window to rear elevation and door onto rear garden. With a range of wall mounted and base units with worktop over. With free standing double oven and gas hob with electric extractor, space and plumbing for washing machine, 1 bowl sink with mixer tap, space for fridge freezer. with ceiling light and wall mounted radiator.



**BEDROOM ONE**  
**13'9" x 11'8" (4.206 x 3.564)**



A great sized double room with bay window to front elevation. With built in closet space ceiling light wall mounted radiator.

**BEDROOM TWO**  
**11'11" x 11'8" (3.636 x 3.564)**



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

**BEDROOM THREE**  
**8'3" x 6'8" (2.539 x 2.038)**

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

**BATHROOM**  
**7'8" x 5'6" (2.344 x 1.688)**



A fitted bathroom with window to rear elevation. Having wash basin, toilet and bath with electric shower over. With ceiling light and wall mounted radiator.

**GARAGE**  
**8'2" x 15'7" (2.509 x 4.751)**

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

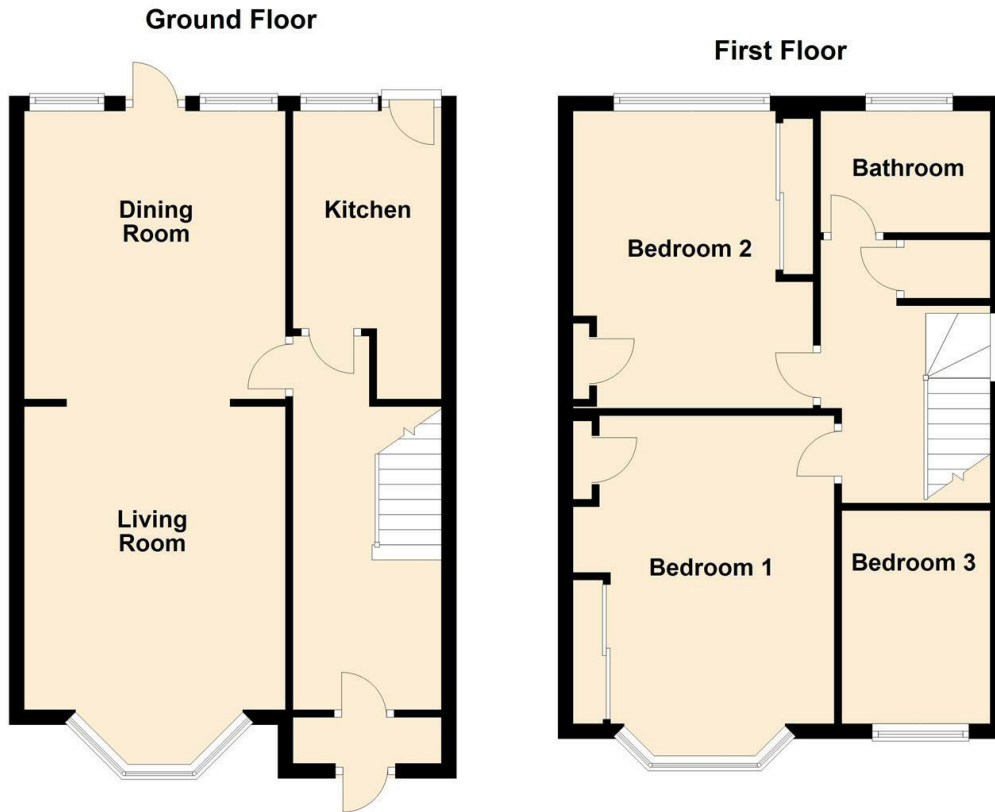
**OUTSIDE**



To the front we have off road parking for numerous vehicles and shared access leading to the garage. To the rear we have a great sized private garden mainly laid to lawn with patio area. bordered by mature shrubs and trees. A real Oasis!

## 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

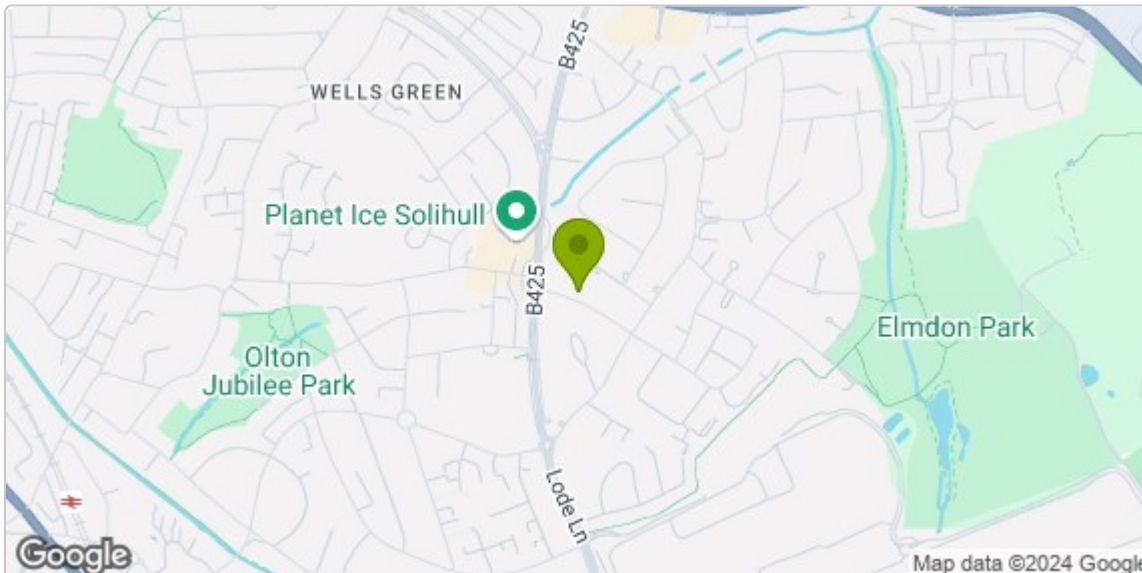
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic light junction by the Jaguar Land Rover works and at the traffic island turn right onto Old Lode Lane. Merevale Road can be found off Old Lode lane and the property is a few 100ms on the right.

**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:**  
17 Merevale Road Solihull  
Solihull B92 8LA

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(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	