



Rectory Road, Solihull

Asking Price £575,000

- SEMI DETACHED
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- PRIVATE MATURE GARDENS
- CHAIN FREE
- FOUR DOUBLE BEDROOMS
- UTILITY SPACE
- SINGLE GARAGE
- POTENTIAL TO EXTEND (STPP)

Rectory Road leads from Church Hill Road, a short distance from the High Street in Solihull town centre. Alternatively one could take a very pleasant walk along Ladbroke Road through to Malvern Park out to Park Road and subsequently onto New Road which will bring you to the High Street.

The town centre offers excellent shopping facilities and also has its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

Malvern Park is a very pleasant area of public open space with children's play area, tennis court, café and duck pond.

This four bedrooomed semidetached property holds a great position just a few minutes walk from Solihull town centre and within Tudor Grange catchment area.

The property would benefit from a scheme of works but this has been reflected accordingly in the asking price.

ENTRANCE HALL

A through reception allowing access into reception rooms, kitchen, first floor, cloaks cupboard and under stair storage.

DINING ROOM

13'10" x 10'7" (4.24 x 3.25)



A great sized room heaped with character. With large bay window to front elevation, open fire, ceiling light and wall mounted radiator.

LIVING ROOM **15'9" x 12'2" (4.81 x 3.73)**



Another great sized reception room with large window and glazed door opening onto the garden. With open fireplace covered by electric blow fire, ceiling and wall mounted lighting and wall mounted radiator.

KITCHEN

12'5" x 8'3" (3.79 x 2.54)



A basic but serviceable kitchen with wall mounted and base units with worktop over. space and fittings for a stand alone gas oven and hob with over grill. Space and plumbing for washing machine, space for fridge freezer. With window to the rear elevation and access into the utility space.

UTILITY

A classic lean too style utility with access onto the front and rear gardens and access into the garage. With a WC power and lighting.

WC

Fitted WC with window to rear elevation.

GARAGE

17'3" x 8'2" (5.26 x 2.50)

A single garage set up as a workshop and storage With power and lighting and barn style doors.

BEDROOM ONE
13'10" x 10'7" (4.24 x 3.25)



A large double room with bay window to front elevation. Having an electric fire place and ceiling light.

BEDROOM TWO
12'7" x 12'2" (3.85 x 3.73)



Another large double room with bay window to rear elevation with ceiling light and telephone point.

BEDROOM THREE
9'3" x 9'6" (2.84 x 2.92)

A smaller double room with access into large eaves space that could be utilised as a child's room/study area or even converted into an en-suit. The main room has a window to the front elevation and ceiling light.

BEDROOM FOUR
15'1" x 12'2" (4.61 x 3.73)

A large attic bedroom with full fixed stair case allowing access. With dormer window to the rear elevation and ceiling light. At the top of the stairs prior to entering the room there are two eves storage areas both of a good size and offering ideal storage.

BATHROOM
5'10" x 8'3" (1.80 x 2.54)



A fitted bathroom with bath and electric shower over, wash basin and toilet. With airing cupboard housing boiler. With window to rear elevation.

OUTSIDE



To the front we have off road parking for numerous vehicles and side garden with mature planting. To the rear there is a good sized patio with steps down onto a lawned area with mature side borders. At the bottom of the garden we have another seating area and wooden garden shed.



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.



Total area: approx. 159.8 sq. metres (1720.3 sq. feet)

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:
28 Rectory Road Solihull
Solihull B91 3RP

Council Tax Band: E

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			
England & Wales			EU Directive 2002/91/EC