



Jillcot Road, Solihull

Asking Price £350,000

- SEMI DETACHED
- PL/2023/01111/MINFHO
- GROUND FLOOR WC
- OPEN PLAN LIVING
- THREE BEDROOMS
- PLANNING PERMISSION GRANTED
- UTILITY
- LARGE HOME OFFICE/STUDIO
- OFF ROAD PARKING
- EXTENDED

Jillcot Road is directly off Old Lode Lane. Old Lode Lane leadsoff Hobs Moat Road and joins Lode Lane. Regular bus services operate to the town centre of Solihull and Birmingham City Centre 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 is set back from the road behind a large block paved driveway leading to the accommodation. With planning permission granted for a significant extensions PL/2023/01111/MINFHO

ENTRANCE PORCH

Accessed via glazed upvc entrance door leading to front door to the accommodation.

ENTRANCE HALL

A through reception hall allowing access into the living/dining room, kitchen/living room, WC, under stairs storage and the first floor. With ceiling light and wall mounted radiator.

LIVING/DINING ROOM **23'2" x 9'10" (7.063 x 3.001)**



A good sized living dining room with bay window to the front elevation. With electric fire place and wooden surround. With ceiling light and wall mounted radiator.

OPEN PLAN KITCHEN/LIVING ROOM **18'3" x 21'0" (5.565 x 6.421)**



A huge extended kitchen/living room with a range of wall mounted and base units with work top over. With appliances including Belling range double oven and grill with 7 ring gas burners with Belling electric extractor, 1.5 bowl ceramic sink with mixer tap, space and plumbing for American style fridge freezer. With a window to the rear elevation, glazed door onto the patio and access into the utility. This really is an impressive room, with large central island and ample room for seating and occasional furniture, a proper hub of the house. With led spot lighting and wall mounted radiator.



UTILITY **6'5" x 7'7" (1.974 x 2.323)**

A fitted utility with wall mounted and base unit with worktop over and space and plumbing for washing machine, dryer and dishwasher. With ceiling light and access into the single garage.

WC

A fitted WC with toilet and wash basin.

BEDROOM ONE
12'11" x 9'9" (3.939 x 2.997)



A good sized double room with bay window to the rear elevation. Having built in wardrobes, ceiling light and wall mounted radiator.

BEDROOM TWO
12'7" x 9'9" (3.842 x 2.997)



Another good sized double room with bay window to front elevation with fitted wardrobes, ceiling light and wall mounted radiator.

BEDROOM THREE
8'3" x 5'8" (2.540 x 1.749)

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

BATHROOM
7'5" x 5'8" (2.271 x 1.741)



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

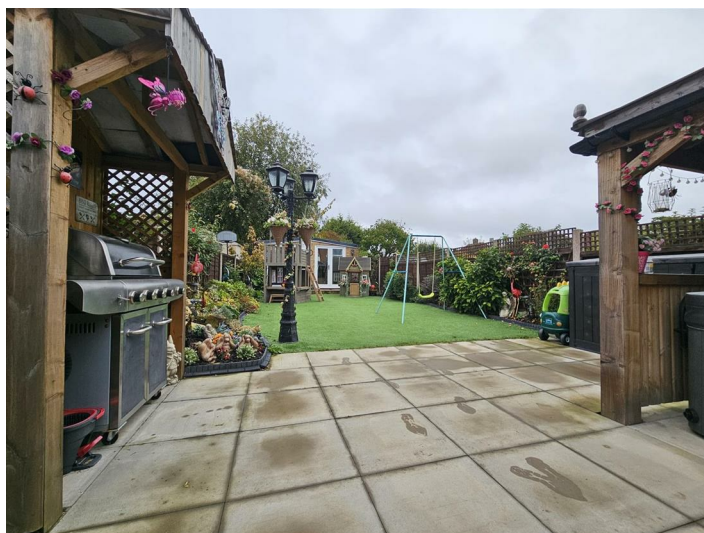
GARDEN OFFICE/STUDIO

A fantastic brick built garden office/studio. An ideal space for home office or potential extra living accommodation. With double French doors allowing access.

GARAGE
13'4" x 7'7" (4.076 x 2.323)

A single garage used for storage with electric roller door, power points, hot and cold water feeds and lighting.

OUTSIDE



With an attractive frontage allowing parking for numerous vehicles. With iron stand alone lighting and access into the accommodation. To the rear we have a good sized rear garden with large patio and pergola. Leading down onto artificial lawn with well stocked borders and onwards to the home office/studio.

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 but as yet we have not been able to verify this.

COUNCIL TAX BAND

We understand that property is a band C

VIEWING

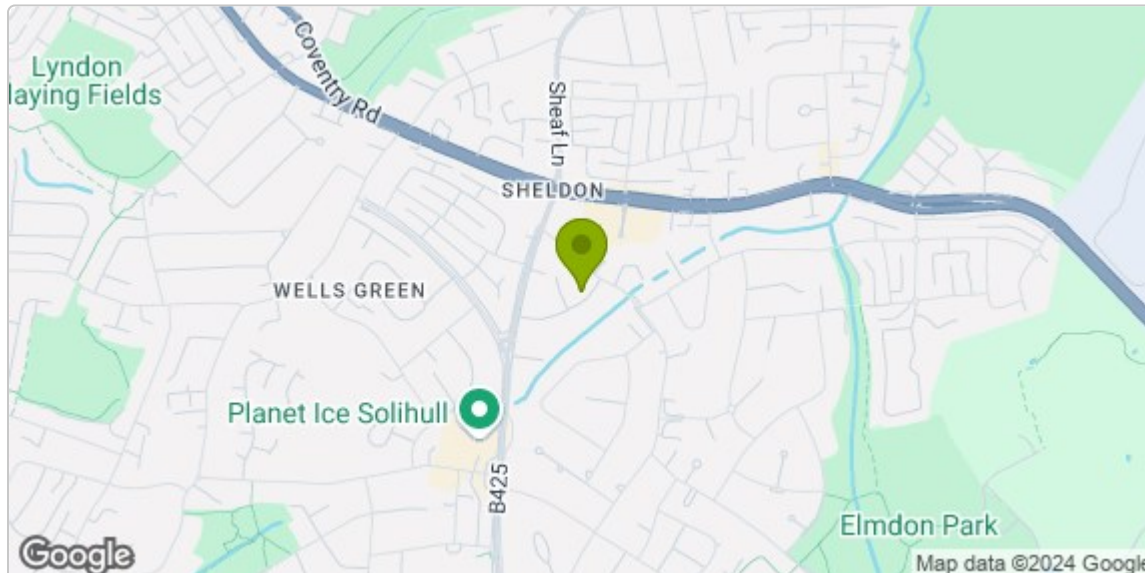
By appointment only please with the Solihull office on 0121 711 1712.

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

35 Jillcot Road Solihull Solihull
B92 8JG

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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