



Silhill Hall Road, Solihull

Offers Over £750,000





PROPERTY OVERVIEW

Situated in one of the most sought after roads within Solihull, a fantastic opportunity to purchase this impressive four bedroom detached in need of some modernization and re-decoration. This property is within easy walking distance to Solihull Town Center, benefits from gas central heating, double glazing and has the added attraction of three reception rooms and a large south west facing rear garden. The accommodation in more detail comprises of: enclosed porch, impressive entrance hall, dining room, sitting room, family room, kitchen, utility, four bedrooms, bathroom, garage and south west facing garden.



- Sought After Location
- In Need Of Modernization
- No Upward Chain
- Three Reception Rooms
- Kitchen
- Utility Room
- Four Bedrooms
- Bathroom
- South West Facing Garden



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

PORCH

7' 6" x 3' 10" (2.29m x 1.17m)

ENTRANCE HALL

12' 11" x 8' 4" (3.94m x 2.54m)

DINING ROOM

17' 10" x 12' 6" (5.44m x 3.81m)

SITTING ROOM

23' 2" x 12' 5" (7.06m x 3.78m)

FAMILY ROOM

17' 0" x 11' 0" (5.18m x 3.35m)

KITCHEN

16' 7" x 12' 4" (5.05m x 3.76m)

UTILITY ROOM

8' 1" x 7' 7" (2.46m x 2.31m)

WC

5' 9" x 3' 6" (1.75m x 1.07m)





FIRST FLOOR

BEDROOM ONE

15' 0" x 11' 9" (4.57m x 3.58m)

BEDROOM TWO

15' 5" x 12' 6" (4.70m x 3.81m)

BEDROOM THREE

11' 1" x 10' 2" (3.38m x 3.10m)

BEDROOM FOUR

19' 0" x 6' 6" (5.79m x 1.98m)

BATHROOM

8' 8" x 8' 2" (2.64m x 2.49m)

SEPARATE WC

4' 5" x 2' 8" (1.35m x 0.81m)

TOTAL SQUARE FOOTAGE

160 sq.m 1722 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

15' 11" x 8' 9" (4.85m x 2.67m)

SOUTH WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Freestanding Rangermaster cooker, integrated hob, extractor, fridge, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom, garden shed and gazebo.

ADDITIONAL INFORMATION

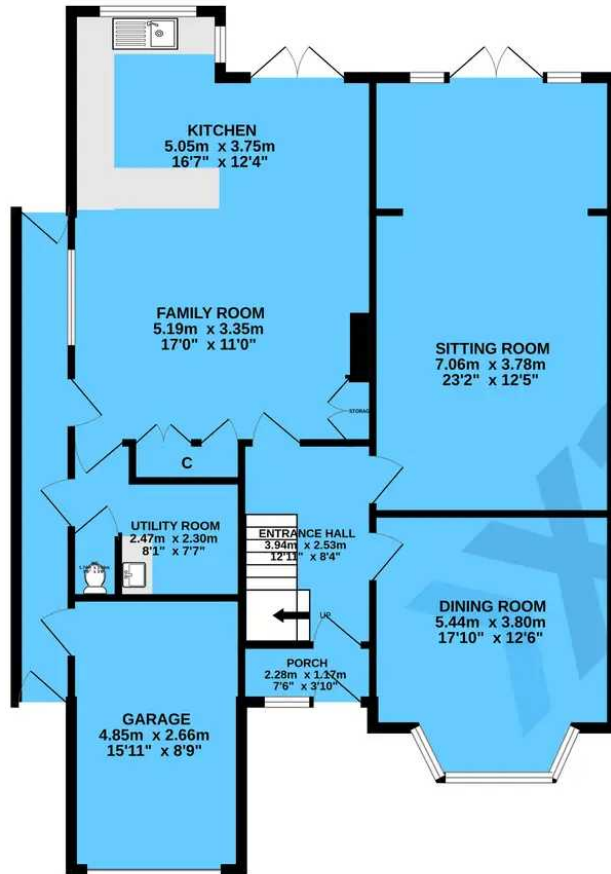
Services - mains gas, electricity and sewers. Loft space - part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 160.0 sq.m. (1722 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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