

# HUNTERS<sup>®</sup>

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## Walsgrave Drive

Solihull, B92 9PN

Offers Over £230,000



Council Tax: C



# 41 Walsgrave Drive

Solihull, B92 9PN

Offers Over £230,000



## INTRODUCTION

Hunters are pleased to present this three-bedroom end of terrace property, situated in an enviable location, within close proximity to Solihull Town Centre. Upon arrival, you are greeted with a porch leading to a spacious hallway, providing plenty of storage space for coats and shoes.

Off the hallway, you will find a generously sized open plan kitchen lounge area, perfect for relaxing and entertaining guests. Next to this is a dining room, providing ample space for family dinners or social gatherings. Downstairs also benefits from a convenient W/C, ideal for guests or for those with a busy lifestyle.

Upstairs, you will find two good-sized bedrooms and one smaller bedroom, offering flexibility for families or those who require a home office. The large family bathroom is also situated upstairs, providing a peaceful retreat for relaxation and self-care.

Although the property requires updating, it has great potential to be transformed into a stylish and modern living space. With some refurbishment and modernisation, this property would make an excellent investment opportunity for those looking to add value and create a stunning family home.

Don't miss out on this fantastic opportunity to purchase a three-bedroom end of terrace property in a sought-after location, with great potential for improvement and investment.

### Porch Entrance

### Hallway

Having cupboard under the stairs

### Dining Room (front)

11'11" x 7'10" (3.65m x 2.40m )

Having window to front.

### Lounge (rear)

20'4" x 13'1" (6.21m x 4.00m)

Having fitted fireplace surround and window overlooking the rear garden.

### Kitchen (rear)

Leading off the lounge - having range of fitted wall and base units, fitted oven with hob and extractor above, plumbing for washing machine, door and window to rear.

## ON THE FIRST FLOOR

Stairs from the hallway lead to the landing, having two cupboards off and access to:

### Bedroom 1 (rear)

11'11" x 8'3" (3.65m x 2.53m)

Having built in wardrobes.

### Bedroom 2 (rear)

10'2" x 8'3" (3.10m x 2.53m)

having fitted wardrobes

### Bedroom 3 (rear)

10'2" x 8'5" (3.10m x 2.57m)

### Bathroom (front)

8'5" x 5'11" (2.58m x 1.82m)

Having fitted suite comprising bath, pedestal wash basin and WC.

## OUTSIDE

Rear Garden - currently paved and gravelled with fencing on all three boundaries.

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

### SERVICES

Hunters understands from the vendor that mains drains, gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

## GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Offered for sale with no onwards chain - this extended end of terrace is situated in an enviable location, within close proximity to Solihull Town Centre.

Upon arrival, you are greeted with a porch leading to a spacious hallway, providing storage space for coats and shoes & here, the stairs rise to the first floor landing.

From the hallway, you will find access into the W.C, dining room & generously sized open plan kitchen/lounge area. The kitchen has a range of base & wall units, sink & drainer, space for white goods & oven, hob & extractor. There is a door out to the rear garden.

Upstairs, the landing gives access to all three bedrooms & the family bathroom. The bath has a shower over, W.C & pedestal wash basin.

Externally, there is an en bloc garage, residents parking & a low

maintenance rear garden, which is fenced & enclosed with side, gated access.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops.

Solihull High Street is tree-lined & has a range of restaurants, bars & coffee shops to choose from.

Solihull is under 20 miles from Shakespeare's Stratford upon Avon- the gateway to the Cotswolds, Birmingham city centre & historic Leamington Spa.

NB, the garage is leasehold. The house is freehold according to the land registry site.



## Road Map



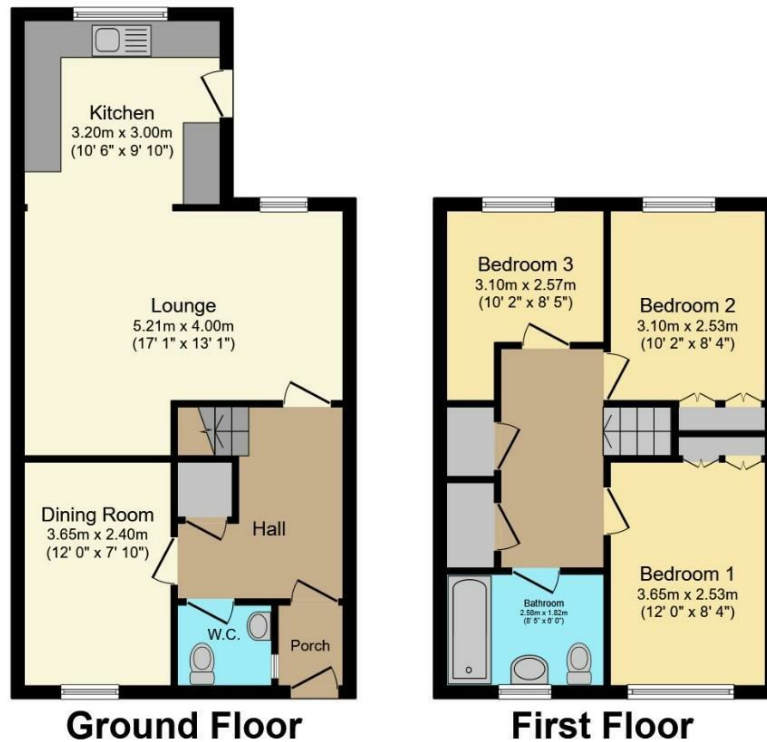
## Hybrid Map



## Terrain Map



## Floor Plan



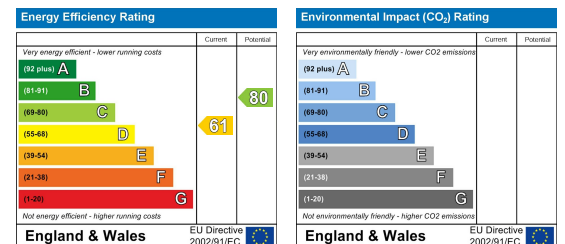
Total floor area 90.7 sq.m. (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.