

# HUNTERS<sup>®</sup>

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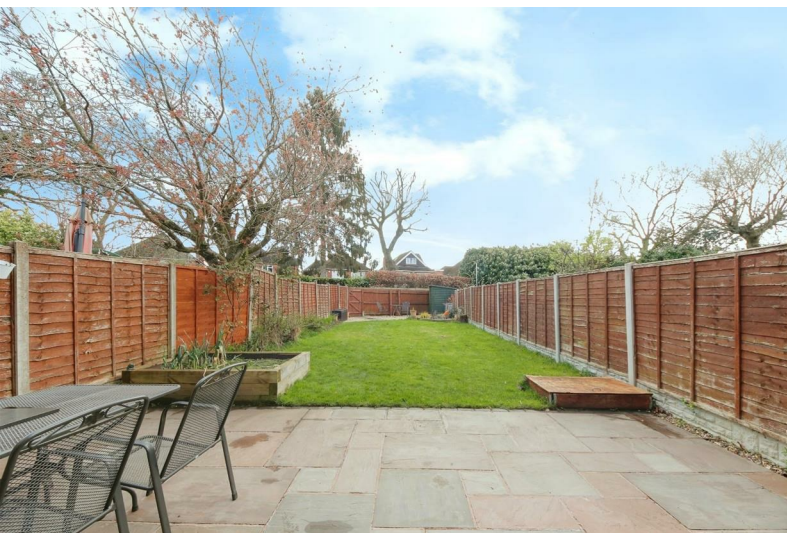
## Northdown Road

Solihull, B91 3NB

Guide Price £375,000



Council Tax: D



# 57 Northdown Road

Solihull, B91 3NB

Guide Price £375,000



An upgraded & refurbished three bedroom home with an en-bloc garage & within walking distance of 'outstanding' rated schooling.

This well proportioned home comprises; porch into the reception hallway with stairs rising to the first floor landing & access into the W.C, breakfast kitchen & lounge diner.

The porch has a useful storage cupboard & the meters are located here.

The kitchen has been refitted & incorporates a granite worksurface, a range of base & wall units with soft close doors, sink & drainer, integrated appliances, breakfast bar & pantry/storage cupboard. There is a useful quirky serving hatch. The lounge/diner overlooks the extensive rear garden & has doors out to the patio.

To the first floor, the landing gives access to three good sized bedrooms, the family bathroom & loft hatch. The bathroom has a four piece suite to include a Jacuzzi bath, separate shower, W.C & wash basin.

As the house is set back from the street, the main bedroom overlooks green space & bedrooms two & three have garden aspects.

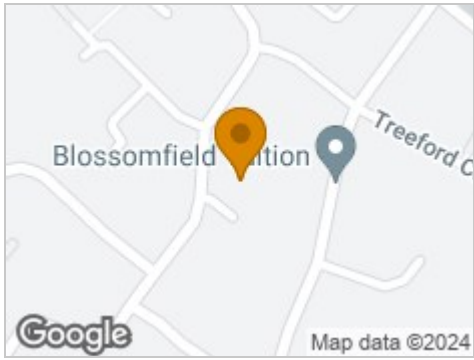
Externally, there are front & back gardens, with the landscaped garden being fenced & enclosed with useful rear gated access. The garden is mainly laid

to lawn, with planted & raised beds, a useful shed, patio & rear terrace.

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.



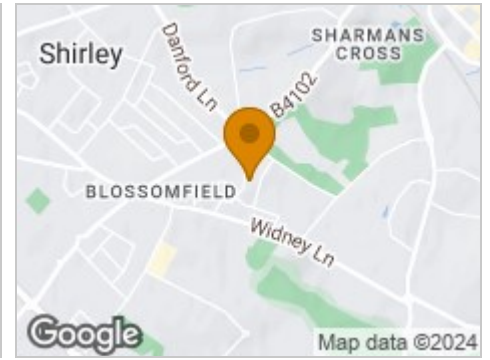
## Road Map



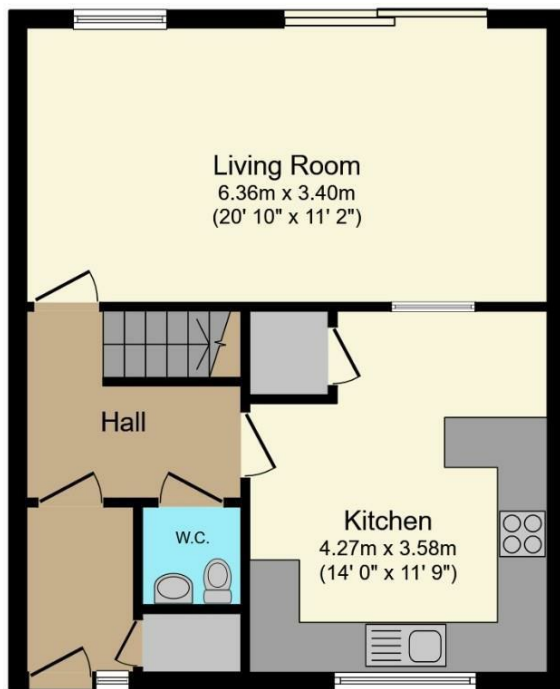
## Hybrid Map



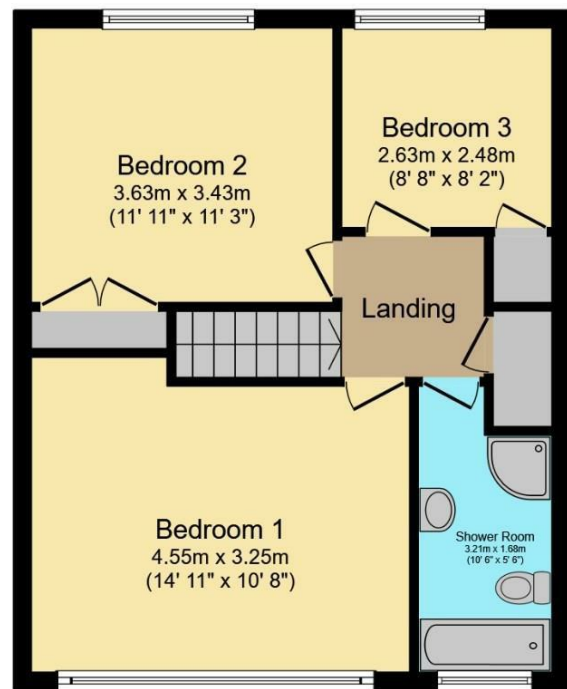
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

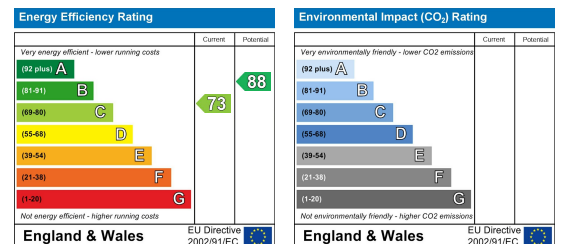
Total floor area 96.9 m<sup>2</sup> (1,043 sq.ft.) approx

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
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