

HUNTERS[®]

HERE TO GET *you* THERE



Northdown Road

Solihull, B91 3NB

Offers Over £345,000



Council Tax:



56 Northdown Road

Solihull, B91 3NB

Offers Over £345,000



Entrance Porch

Double-glazed door and window to the front elevation, with a storage cupboard.

Entrance Hall Way

Single glazed door and window to front elevation and central heating radiator.

Guest W.C

W.C, hand wash basin and part tiled.

Lounge / Diner

Double glazed patio doors and window to rear elevation and central heating radiator.

Kitchen

Double-glazed window to the front elevation, featuring a range of wall and base units with work surfaces, incorporating a sink with drainer unit, gas hob, oven, integrated washing machine and dishwasher, cooker hood, space for a fridge freezer, and a central heating radiator.

Bedroom One

Double-glazed window to the front elevation, central heating radiator, and built-in wardrobes.

Bedroom Two

Double glazed window to front elevation, central heating radiator and built in wardrobes.

Bedroom Three

Double-glazed window to the rear elevation, central heating radiator, and built-in wardrobes.

Bathroom

Double-glazed window to the front elevation, bath with shower over, wash hand basin, heated towel

rail, W.C., extractor fan, and tiling to splash-prone areas.

Rear Garden

Seating area leading to a lawned garden, with planting areas at the rear and side, a storage shed, and rear access.

Garage

Located in a sperate block.

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.

Referral Fee

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters 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.



Road Map



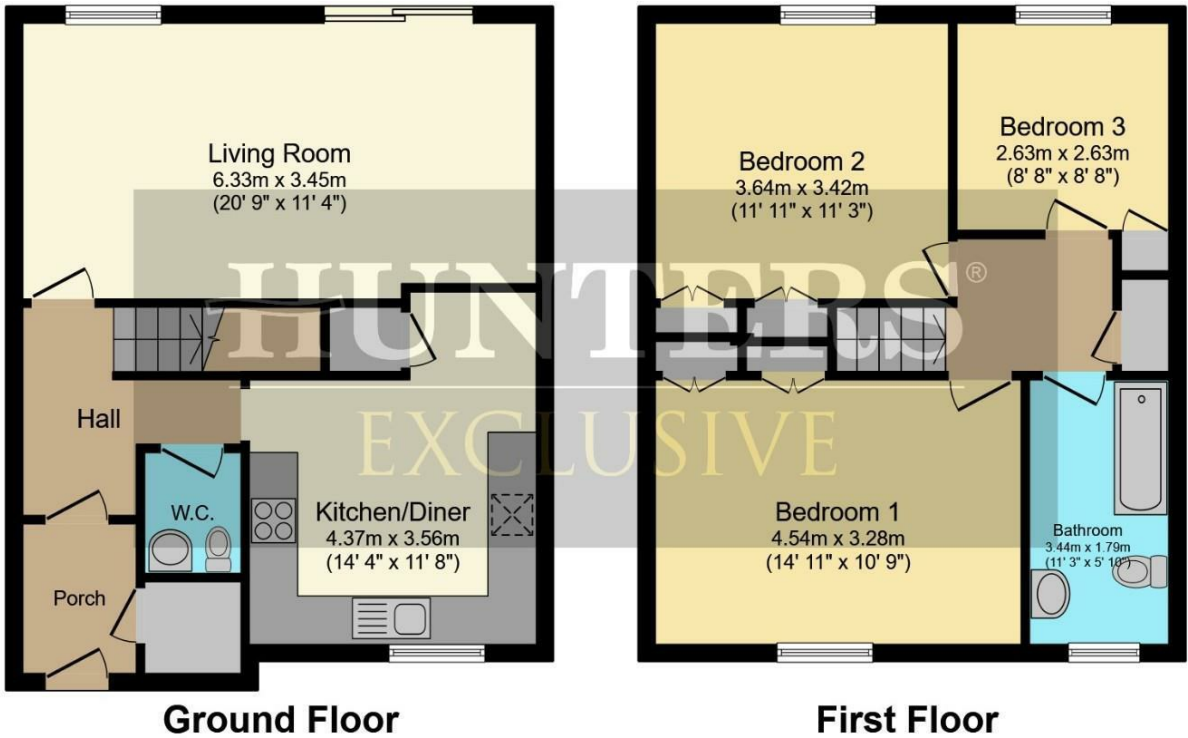
Hybrid Map



Terrain Map



Floor Plan



Total floor area 99.1 sq.m. (1,066 sq.ft.) approx

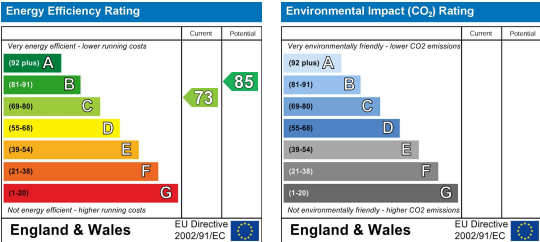
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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.