



192 Ulverley Green Road, Solihull

Offers Over £400,000

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HERE TO GET *you* THERE

Located a short distance from Solihull town centre, train station & Solihull Hospital, this traditional semi detached house has a generous rear garden.

This well cared for home comprises; porch into the reception hallway, with stairs rising to the first floor landing & access into the kitchen, lounge & dining room.

The dining room has a bay window & an open feature fireplace. The lounge also has a fireplace with an 'Adam' style surround & a rear bay with patio doors out onto the gardens.

The kitchen has a range of base & wall units, sink & drainer, oven & hob, space for white goods, a view over the rear gardens & access into the garage & W.C.

To the first floor, the landing gives access to all three bedrooms, loft hatch & the family bathroom.

Externally, there is off road parking for multiple cars & a garage. To the rear, the gardens are established & mature with planted beds & borders & a patio area.

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, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as independent 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.







Ground Floor

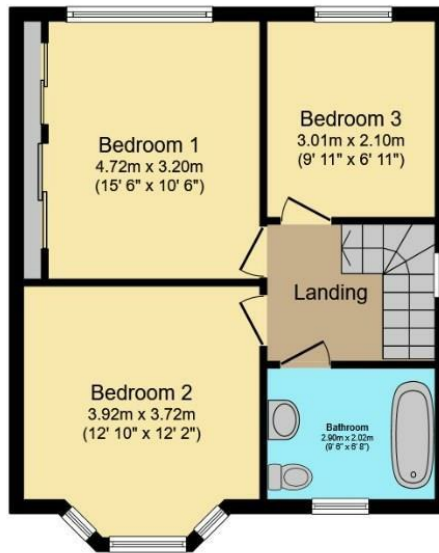
Total floor area 128.7 m² (1,385 sq.ft.) approx

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.



First Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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



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