

HUNTERS®

HERE TO GET *you* THERE



Eden Road

Solihull, B92 9DX

£290,000



Council Tax: C



6 Eden Road

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£290,000



Lounge

UPVC double glazed bay window to the front elevation, this spacious lounge is enhanced by a wall-mounted radiator, laminate flooring, and three wall light points. A charming living flame gas fire with a cast iron grate, tiled hearth, and wooden mantelpiece creates a warm and inviting focal point.

Kitchen

The kitchen is fitted with a range of wall, base, and drawer units with complementary work surfaces, incorporating a sink and drainer unit. It also features a four-ring ceramic hob with extractor hood above and oven below. There is space and plumbing for a washing machine, tiling to splashback areas, a radiator, and ceiling light points. Natural light is provided by a double glazed window to the rear aspect, along with a double glazed tilt-and-slide patio door that opens out to the rear garden.

Bedroom One

A double glazed bay window to the front elevation allows for plenty of natural light, complemented by laminate flooring, a radiator, and a ceiling light point, creating a bright and comfortable living space.

Bedroom Two

With a double glazed window to the rear elevation, this room also features laminate flooring, a radiator, and a ceiling light point, offering a bright and functional space.

Bedroom Three

Benefitting from a double glazed window to the front elevation, this room also includes a radiator and a ceiling light point, providing a bright and comfortable setting.

Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash hand basin, and low flush W.C. Additional features include a heated towel rail, tiling to splash-prone areas and floor, ceiling light point, and an obscure double glazed window to the rear elevation for privacy and natural light.

Garden

The garden is mainly laid to lawn, featuring a raised paved patio area ideal for outdoor seating or entertaining. A timber storage shed provides useful storage, with panelled fencing to all boundaries offering privacy and security.

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 drainage, 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

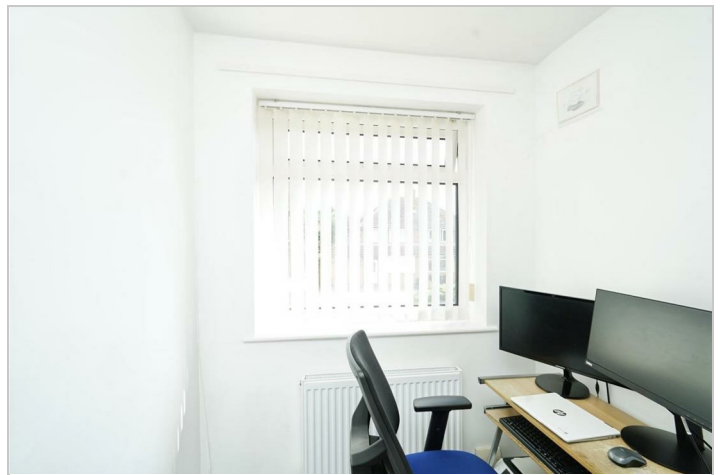
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures And 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



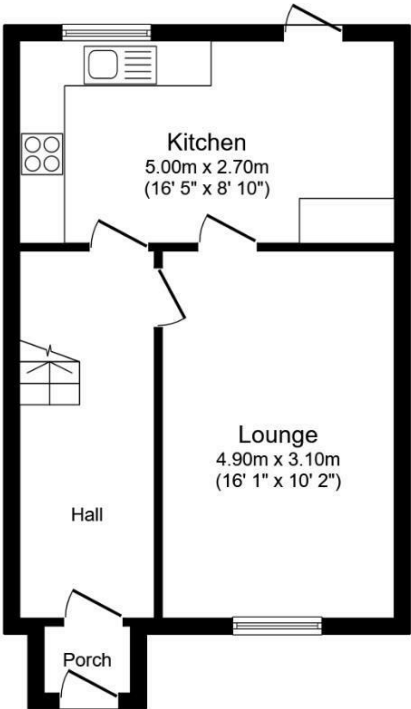
Hybrid Map



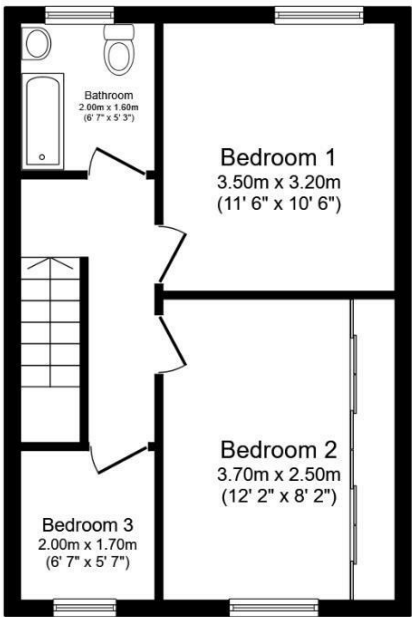
Terrain Map



Floor Plan



Ground Floor
Floor area 39.7 sq.m. (427 sq.ft.)



First Floor
Floor area 38.5 sq.m. (414 sq.ft.)

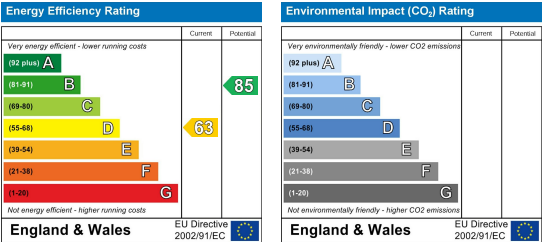
Total floor area: 78.2 sq.m. (841 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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