



11 COVERDALE ROAD, SOLIHULL, B92 7NU

ASKING PRICE OF £450,000

EPC: C and D Council Tax Band: D and A



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- House & Annexe
- Four Bedrooms & Two Bathrooms
- Two Sitting Rooms
- Breakfast Kitchen & Annexe Kitchen
- Large Garage
- Large Driveway
- Double Glazing & Gas Central Heating



A unique opportunity to acquire this spacious semi detached residence which is currently divided into two dwellings. The main accommodation briefly comprises; entrance porch, entrance hall, lounge, large breakfast kitchen, utility room, first floor landing, three bedrooms, shower room/wc, large block paved driveway, garage, side paved courtyard and enclosed rear garden. The annexe (Council Tax Band A) accommodation briefly comprises; own entrance hall with stairs leading to first floor landing, lounge, kitchen, small bedroom, bathroom/wc.



ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 14' 2" x 11' 0" into recess (4.32m x 3.35m)

DINING KITCHEN 22' 3" x 12' 0" (6.78m x 3.66m)

UTILITY ROOM 10' 0" x 5' 0" (3.05m x 1.52m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 3" x 10' 7" (3.73m x 3.23m)

BEDROOM TWO 12' 1" x 10' 7" (3.68m x 3.23m)

BEDROOM THREE 9' 8" x 7' 0" (2.95m x 2.13m)

SHOWER ROOM/WC

LARGE BLOCK PAVED DRIVEWAY

LARGE GARAGE 20' 0" x 10' 5" (6.1m x 3.18m)

ENCLOSED PAVED AREA TO SIDE

ENCLOSED REAR GARDEN AREA



ANNEXE comprises:

ENTRANCE HALL with stairs leading to:

FIRST FLOOR LANDING with airing cupboard and cloakroom

LOUNGE 19' 1" x 9' 0" (5.82m x 2.74m)

KITCHEN 6' 5" x 5' 1" (1.96m x 1.55m)

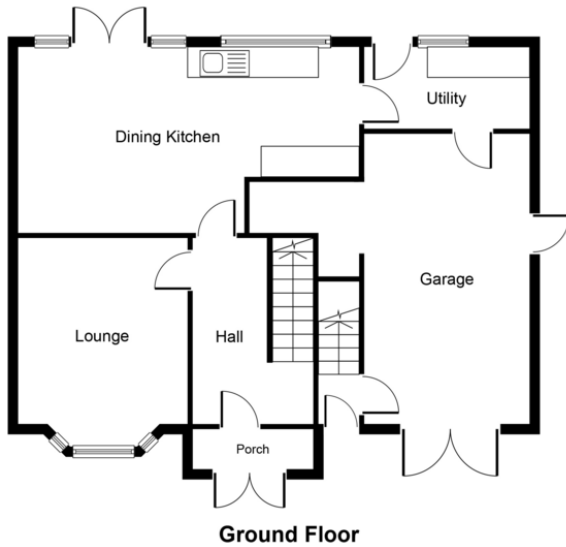
SMALL BEDROOM 4' 8" x 9' 7" max 7' 9" min (1.42m x 2.92m)

BATHROOM/WC

*** DRAFT DETAILS ***

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 1,660 sq. ft. (154.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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