



42 GRESWOLDE ROAD, SOLIHULL, B91 1DY

ASKING PRICE OF £525,000

EPC: D Council Tax Band: E





### 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.

- Detached Family Residence
- Three Double Bedrooms
- Lounge, Dining Room & Conservatory
- Fitted Kitchen & Large Breakfast Room
- Further Scope for Development (STPP)
- Sought After Location
- Garage & Driveway
- Utility Room & Separate WC





A three double bedroom traditional style detached residence with further scope for development (STPP) situated in a sought after location. The property benefits from having gas central heating and double glazing. The excellent living accommodation briefly comprises; enclosed entrance porch, reception hall, lounge, dining room, conservatory, fitted kitchen with pantry, large breakfast room, utility room, separate wc, first floor landing, three double bedrooms, box room, family bathroom/wc, fore garden, driveway, garage, enclosed rear garden. No Upward Chain.

#### ENCLOSED ENTRANCE PORCH

**RECEPTION HALL** cloakroom cupboard and understairs storage cupboard

**LOUNGE** 14' 2" into bay x 13' 5" (4.32m x 4.09m)

**DINING ROOM** 14' 5" x 13' 5" (4.39m x 4.09m)

**CONSERVATORY** 11' 3" x 10' 7" (3.43m x 3.23m)

**FITTED KITCHEN** 9' 10" x 8' 4" (3m x 2.54m)

pantry

**LARGE BREAKFAST ROOM** 13' 5" x 10' 0" (4.09m x 3.05m)

**UTILITY ROOM**

**SEPARATE WC**

#### FIRST FLOOR LANDING

**BEDROOM ONE** 14' 5" x 14' 0" to back of wardrobes (4.39m x 4.27m)

fitted wardrobes

**BEDROOM TWO** 15' 0" into bay x 12' 7" to back of wardrobes (4.57m x 3.84m)

fitted wardrobes

**BEDROOM THREE** 12' 5" x 9' 7" (3.78m x 2.92m)

built in wardrobe

**BOX ROOM**

**BATHROOM**

**SEPARATE WC**

**FORE GARDEN**

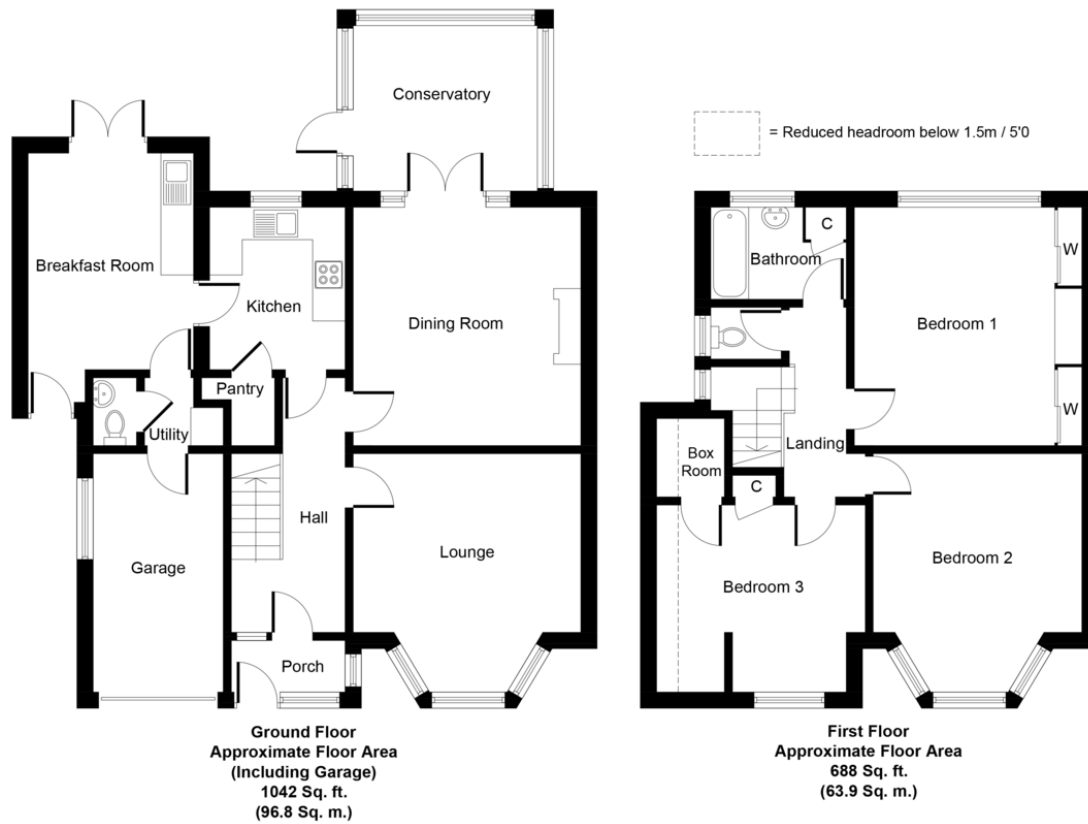
**DRIVEWAY**

**GARAGE** 14' 6" x 8' 0" (4.42m x 2.44m)

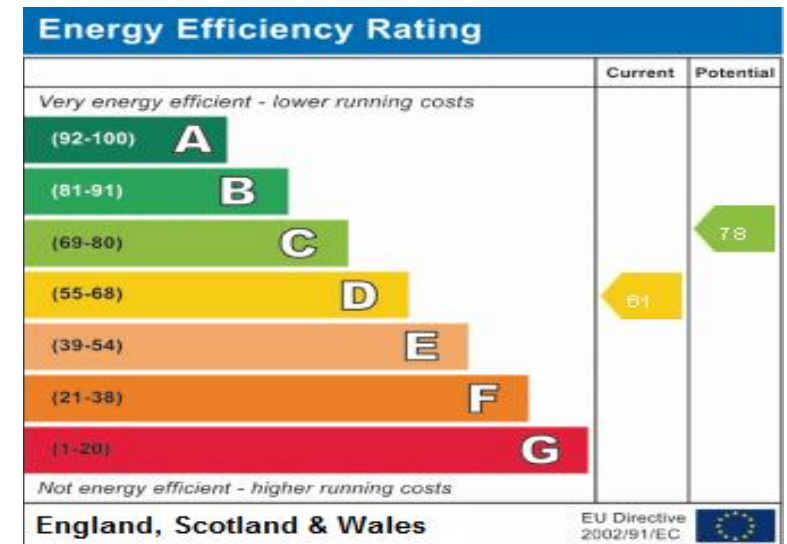
**ENCLOSED REAR GARDEN**



*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)*



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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