



4 CANTERBURY PLACE, SCOTT ROAD, SOLIHULL, B92 7LS

ASKING PRICE OF £205,000

EPC: C Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- No Upward Chain
- Two Double Bedrooms
- En Suite Shower Room
- Bathroom and Guest W/C
- Gas central heating and double glazing throughout
- Allocated Parking
- Communal Gardens
- Great Transport Links



This beautifully presented property offers modern and comfortable living, enhanced by gas central heating and double glazing throughout. The ground floor accommodation features a welcoming entrance hall, a convenient guest cloakroom/WC, and a contemporary fitted kitchen with space for integrated appliances. The spacious lounge/diner provides an ideal setting for both relaxing and entertaining, with direct access to the well-maintained communal gardens.

Upstairs, the property boasts a generously sized main bedroom complete with fitted wardrobes and a stylish en suite shower room, alongside a second double bedroom, also benefiting from fitted wardrobes. A contemporary family bathroom completes the first-floor layout, which also includes a useful landing area with access to loft space-ideal for additional storage.

Further advantages include allocated parking, visitor parking, and access to attractive landscaped communal gardens. Offered with no upward chain, this property presents an excellent opportunity for a variety of buyers.

ENTRANCE HALL

KITCHEN 12' 4" x 6' 10" (3.767m x 2.103m)

Included oven, hob integrated fridge freezer and space for washing machine and dishwasher.

GUEST CLOAKROOM/WC

LOUNGE/DINER 13' 4" x 13' 2" (4.078m x 4.028m)

BEDROOM ONE 13' 2" x 10' 9" (4.029m x 3.292m)

Fitted wardrobes

BEDROOM TWO 7' 0" x 10' 8" (2.139m x 3.258m)

Fitted wardrobes

EN SUITE SHOWER ROOM

BATHROOM 6' 1" x 6' 8" (1.860m x 2.046m)

COMMUNAL GARDENS



Service Charge: £694.00 pa

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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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