



27 HEATH GARDENS, SOLIHULL, B91 2RJ

ASKING PRICE OF £340,000

EPC: D Council Tax Band:



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
- Three Well-Proportioned Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Separate Utility Room
- Generous Rear Garden
- Ample Driveway Parking
- Sought After Solihull Location



A spacious three bedroom, semi detached home with a large, south-facing garden located in a popular area of Solihull.

The accommodation briefly comprises: a welcoming entrance hallway with useful storage, a bright and airy lounge with patio doors opening onto the rear garden, and a modern fitted kitchen complete with integrated appliances. There is also a separate utility room and a convenient downstairs W/C. Upstairs, the property features three well-proportioned bedrooms and bathroom fitted with corner bath and shower.

To the rear is a the large, south-facing garden which includes a large shed and a patio area, perfect for outdoor dining and entertaining. To the front, a spacious driveway provides ample off-road parking. The property also benefits from No Upward Chain.

ENTRANCE HALL Storage cupboard.

LOUNGE 17' 8" x 9' 11" (5.38m x 3.02m)
with patio doors.

MODERN FITTED KITCHEN 14' 11" x 10' 10" (4.55m x 3.3m)

UTILITY ROOM 6' 3" x 6' 2" (1.91m x 1.88m)

SEPARATE WC 4' 7" x 3' 11" (1.4m x 1.19m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 4" x 9' 8" (4.06m x 2.95m)

BEDROOM TWO 10' 0" x 7' 9" (3.05m x 2.36m)

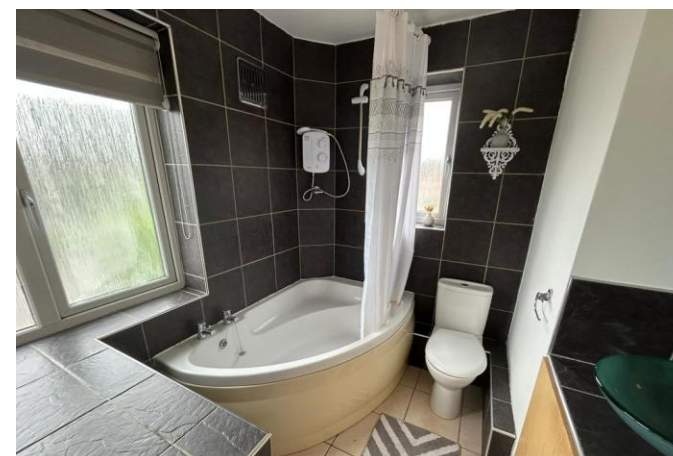
BEDROOM THREE 11' 7" x 9' 9" (3.53m x 2.97m)

BATHROOM 7' 10" x 7' 8" (2.39m x 2.34m)

with corner bath and shower

LARGE SOUTH-FACING GARDEN large shed and patio area

SPACIOUS DRIVEWAY



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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