



101 ALSTON ROAD, SOLIHULL, B91 2RG

ASKING PRICE OF £265,000

EPC: D Council Tax Band: B





### 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.

- CHAIN FREE
- LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY
- IDEAL FOR FIRST TIME BUYERS
- GARAGE



A two bedroom semi detached property close to local amenities and transport links. Ideal for first time buyers. Benefitting from gas central heating and double glazing. This property briefly comprises of a lounge, kitchen, two double bedrooms and a family bathroom. There is a driveway to the front and the rear garden is low maintenance and paved with a gate to the rear. There is a separate garage.

**APPROACH** Tarmac driveway for two cars.

**HALLWAY** Door leading to lounge and stairs to first floor.

**LOUNGE** 13' 11" x 12' 11" (4.251m x 3.950m)

Bay window to front, alcove for storage, wooden flooring and storage cupboard under stairs.

**KITCHEN** 17' 3" x 6' 11" (5.282m x 2.133m)

Modern fitted wall and base units, sink and drainer.

Window to rear. Electric oven, gas hob with extractor fan above and door to rear garden.

**BEDROOM ONE** 12' 10" x 9' 10" (3.913m x 3.014m)

Window to front and storage cupboard.

**BEDROOM TWO** 12' 8" x 8' 1" (3.881m x 2.488m)

Window to rear.

**LANDING** With loft hatch, storage cupboard housing the boiler and window to side.

**BATHROOM** Window to side. Low level WC, sink and bath.

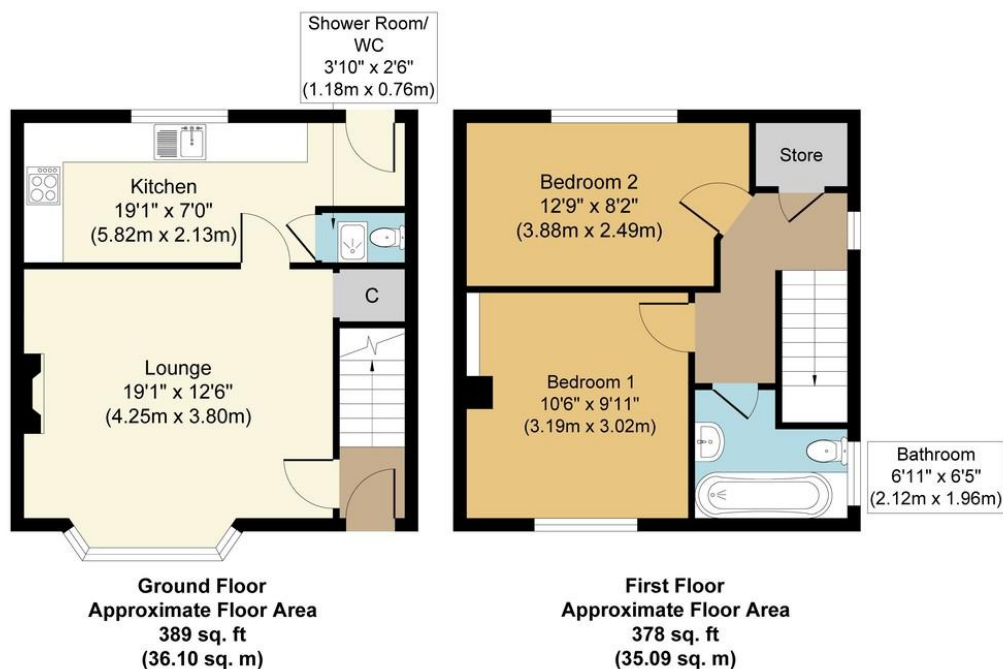
**GARDEN** Low maintenance paved garden with gate to rear.

**GARAGE**



*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		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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