



Valley Road, Solihull





Valley Road, Solihull, B92 9AX

for sale offers over  
**£350,000**



### Property Description

SOLIHULL LOCATION! This is a BEAUTIFUL three bedroom semi detached with driveway providing off road parking on a VERY POPULAR road in SOLIHULL! Just ready to move into, close to local transport routes and shops this is a great FAMILY HOME or FIRST TIME BUY! This is a brilliant buy with bags of potential to develop so call now on 0121 742 1725

### Entrance Porch

Central heating radiator.

### Cloakroom

Storage.

### Open Plan Living/ Dining

25' 11" x 11' 8" ( 7.90m x 3.56m )

Double glazed bay window to front elevation, double glazed French doors to conservatory, two central heating radiators and fire place with wooden surround.

### Kitchen

7' 7" x 7' 7" ( 2.31m x 2.31m )

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, extractor, tiling to splash prone areas, tiled flooring and storage cupboard.

### Utility Room

8' 2" x 6' 11" ( 2.49m x 2.11m )

Fitted storage units, central heating radiator, tiling to splash prone areas and tiled flooring.

### Conservatory

15' 10" x 9' 7" ( 4.83m x 2.92m )

Central heating radiator, tiled flooring and French doors to garden.

## Landing

Double glazed window to side elevation, loft access via hatch and cupboard housing central heating boiler.

## Bedroom One

11' 8" x 13' 7" ( 3.56m x 4.14m )

Double glazed bay window to front elevation, central heating radiator and fitted wardrobe.

## Bedroom Two

11' 8" x 11' 10" ( 3.56m x 3.61m )

Double glazed window to rear elevation, central heating radiator and storage cupboard.

## Bedroom Three

8' 6" x 7' 7" ( 2.59m x 2.31m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, tiling to walls and floor, central heating radiator and extractor.

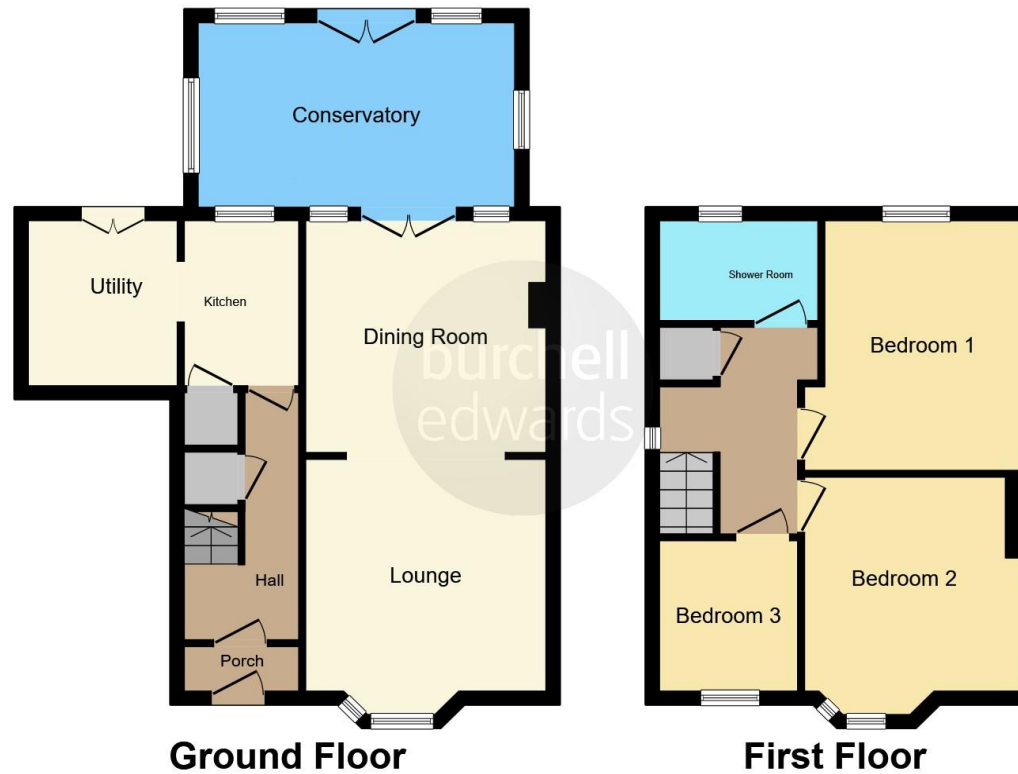












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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