

28 Goodway Road, B92 9DH

Sale Price of £284,000

Love
Property Co.

28 Goodway Road, Elmdon, Solihull, B92 9DH

Tenure - Freehold
EPC Rating – D
Council Tax Band - C

Love Property Co are pleased to offer this well maintained and refurbished three-bedroom semi-detached property in a sought-after location close to all amenities

Upon entering you are greeted by a good sized hallway, leading to a spacious duel-aspect lounge/dining reception room with laminate flooring and patio doors leading to the garden. The modern kitchen with integrated appliances has ample storage units with pantry leads to a new separate lean-to/utility room with plumbing for a washing machine and space for a tumble dryer.

On the first floor there are two double bedrooms along with a good-sized third bedroom all being serviced by the well-appointed refurbished modern family bathroom with fully boarded and insulated loft.
To complete the property outside the block paved driveway offers parking for multiple vehicles with a private mainly lawned and fenced rear garden with two good sized patio areas and shed.

In summary this property offers a great traditional family home and viewing is highly recommended.

PROPERTY LOCATION
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham and London Marylebone.







PROPERTY MEASUREMENTS:

KITCHEN
9' 8" x 5' 9" (2.94m x 1.76m)

LEAN-TO
25' 4" x 2' 10" (7.22m x 0.88m)

LOUNGE/DINING ROOM
23' 1" x 9' 9" (7.04m x 2.96m)

BEDROOM ONE
12' 6" x 9' 9" (3.82m x 2.96m)

BEDROOM TWO
9' 9" x 9' 9" (2.98m x 2.96m)

BEDROOM THREE
6' 5" x 5' 9" (1.97m x 1.76m)

BATHROOM
6' 3" x 5' 9" (1.90m x 1.76m)

TOTAL SQUARE FOOTAGE
819.6 sq. Feet (76.1 sq. Metres) approx.







MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Ground Floor
Approx. 43.8 sq. metres (471.4 sq. feet)

First Floor
Approx. 32.4 sq. metres (348.2 sq. feet)



Total area: approx. 76.1 sq. metres (819.6 sq. feet)







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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