



31 Thornton Road, B90 4TL
Sale Price of £325,000



Love
Property Co.

31 Thornton Road, Solihull, B90 4TL

Tenure - Freehold

EPC Rating – Rating C

Council Tax Band - C

Love Property Co are pleased to offer this **Chain Free** modern curb appealing fully refurbished throughout property situated on the popular Monkspath estate an ideal opportunity to purchase this two-bed semi-detached which would be ideal for a first-time purchaser, downsizer or Investor.

This turn key property benefits from a new Ideal gas central heating system and double glazing. The accommodation briefly comprises of: canopy porch, entrance hall, living room, modern breakfast/kitchen with integrated appliances, two bedrooms, master with built in wardrobes, modern shower room and a private landscaped garden with off road parking for multiple vehicles.

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 (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station and HS2 are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



PROPERTY MEASUREMENTS

LOUNGE

13' 5" X 11' 4" (4.09m x 3.46m)

KITCHEN/DINER

9' 9" max X 14' 6" (2.96m x 4.49m)

BEDROOM ONE

11' 6" X 11' 6" (3.21m x 3.31m)

BEDROOM TWO

11' 7" X 7' 3" (3.54m x 2.21m)

FAMILY SHOWER ROOM

5' 6" X 7' 2" (1.68m x 2.18m)

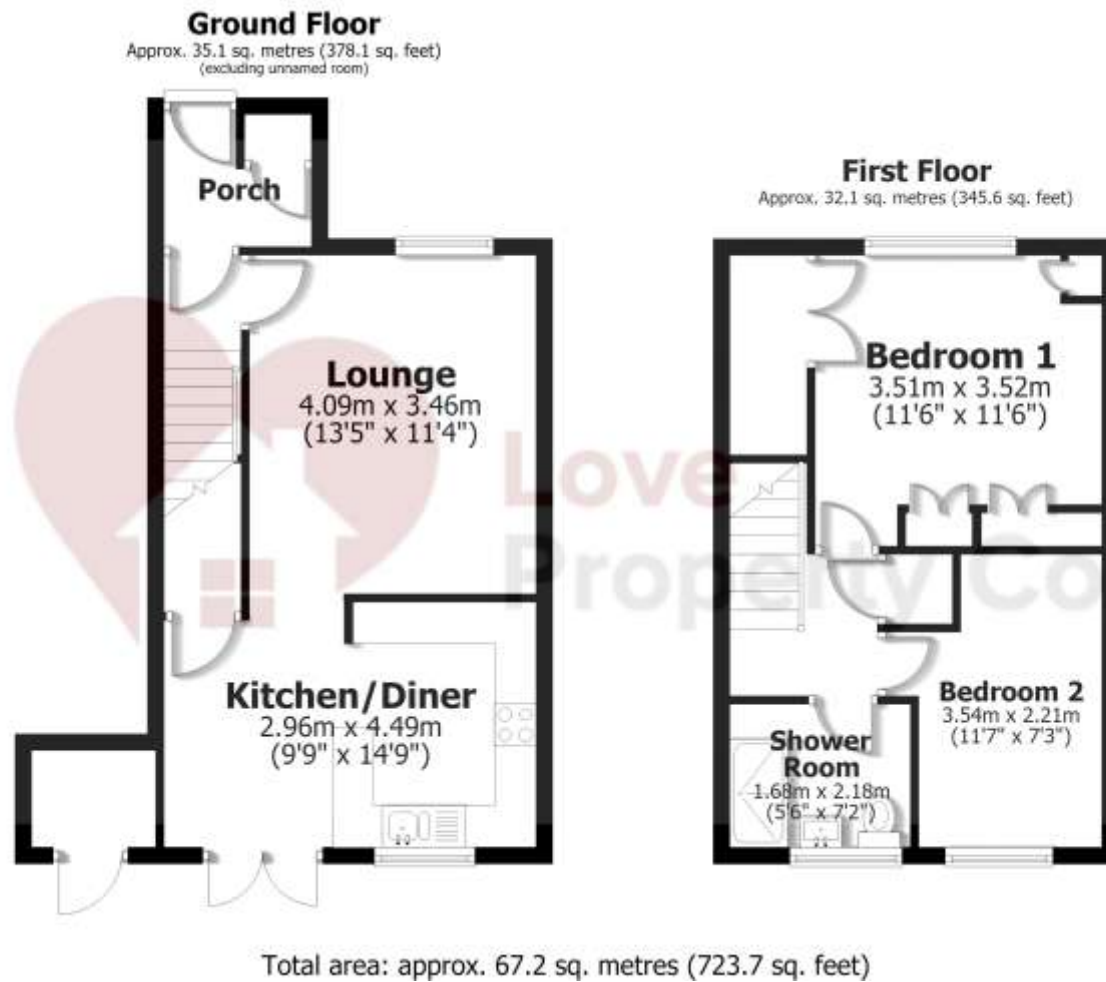
TOTAL SQUARE FOOTAGE

723.7 sq. feet 67.2 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.



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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