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DM&Co. SALES & LETTINGS

BEST ESTATE AGENT GUIDE AWARDS 2024 TOP 500 SALES AWARDED FOR MARKETING | SERVICE | RESULTS

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SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

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Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

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SCAN FOR MORE INFO
SIZE *- 1355 Sq Ft*
TENURE *- Freehold*
COUNCIL TAX *- Solihull Metropolitan Borough Council - E*
BROADBAND *- Upload Max 5500Mbps Download Max 5500Mbps*
MOBILE SERVICES *- EE - 85%, 3 - 85%, O2 - 81%, Vodafone - 80%*
EPC *- D - 60*
PARKING - *Driveway & Single Garage*
FLOODRISK *- Very Low*
SERVICES *- Mains*
COVENANTS *- N/A*

Are you an investor interested in expanding your portfolio?

Call 0121 775 0101 to provide your investment criteria for alerts.

37 Rectory Road

Solihull, B91 3RJ
Offers in the Region of £550,000

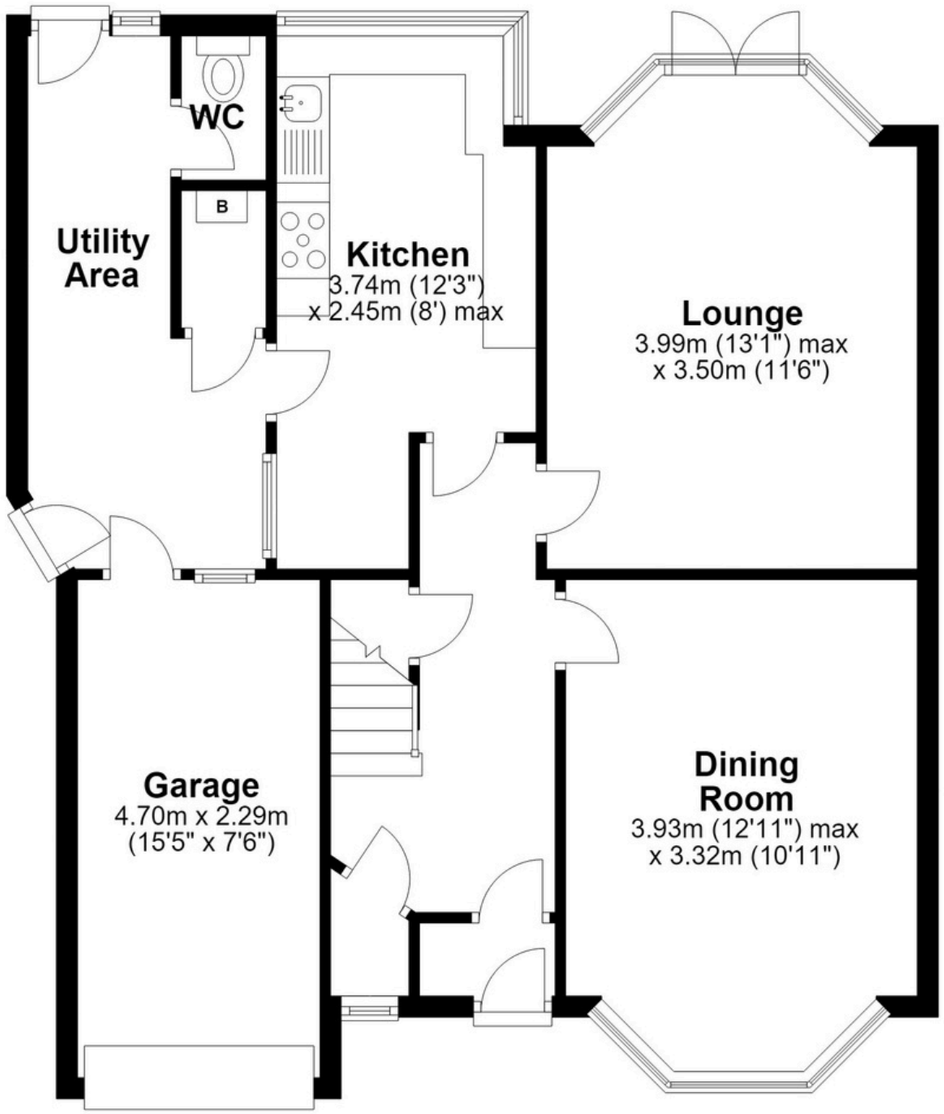
Positioned on one of Solihull's most desirable residential roads, this attractive traditional semi-detached home offers generous living accommodation, a beautifully established rear garden and excellent potential to extend, subject to the necessary planning permissions. Ideally located within walking distance of Solihull town centre, outstanding schools and excellent transport links including Solihull station (with direct trains into both Birmingham & London), it presents a fantastic opportunity for families looking to create a long-term home. The property is also being sold with the benefit of no upward chain for added convenience for buyers.

FEATURES

- Traditional Semi-Detached House with No Upward Chain
- Two Spacious Reception Rooms
- Kitchen with Adjoining Utility Area
- Downstairs W.C.
- Two Double Bedrooms & Third Single
- Large Four Piece Family Bathroom
- Attractive Private, Mature Rear Garden
- Single Garage & Driveway Parking
- Potential to Extend (STPP)
- Walking Distance to Solihull Town Centre
- Excellent School Catchment

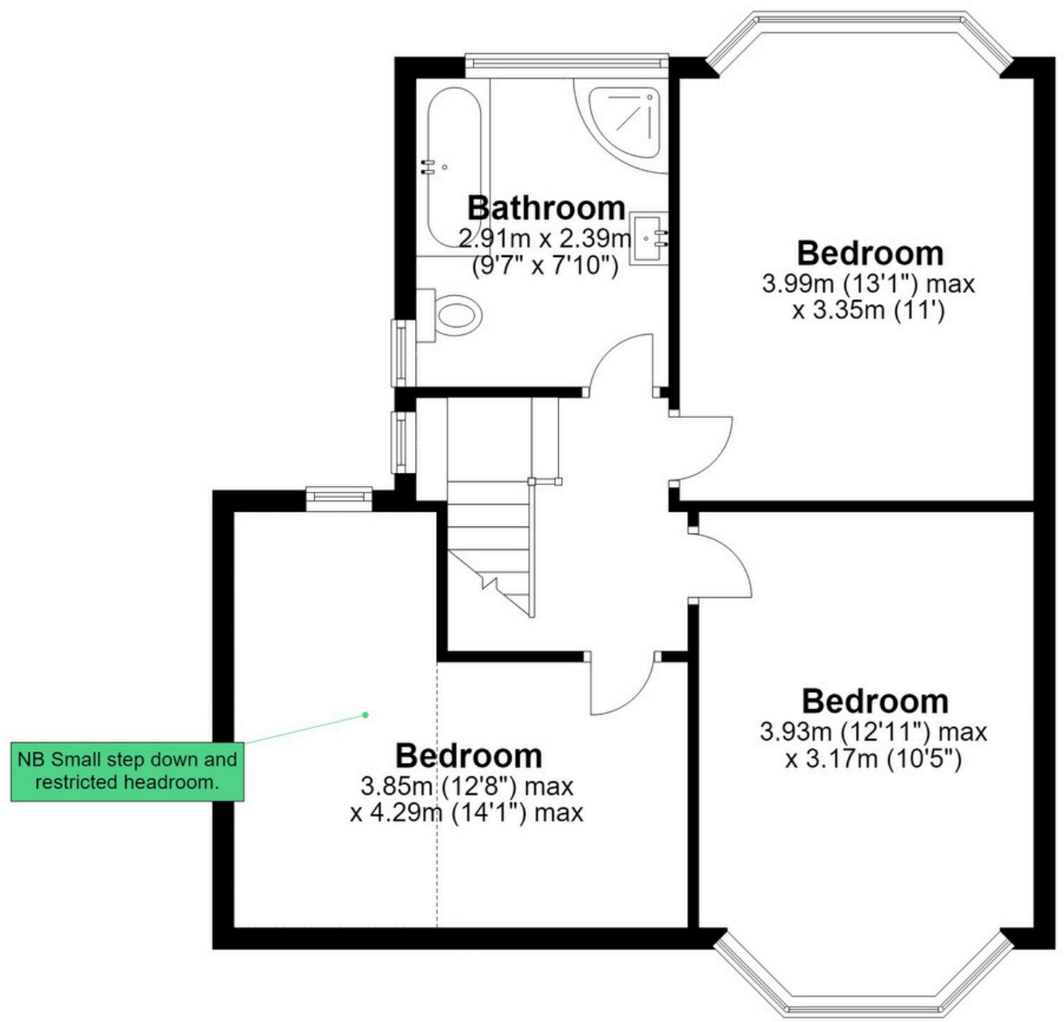
Ground Floor

Approx. 71.4 sq. metres (769.1 sq. feet)



First Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



Total area: approx. 125.9 sq. metres (1355.0 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.