

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Odensil Green

Solihull, B92 8NA

Guide Price £400,000



Council Tax: C



# 21 Odensil Green

Solihull, B92 8NA

Guide Price £400,000



## Location

The property is ideally located within close proximity to a range of well-regarded local schools, making it an excellent choice for families. Solihull Town Centre is easily accessible, offering a wide selection of shops, restaurants, and amenities. The property also benefits from excellent transport links, with convenient access to the motorway network, and is within easy reach of local parks and green spaces, perfect for outdoor leisure.

## Living Room

16'9 x 11'11 (5.11m x 3.63m )

## Dining Room

10'5 x 10'0 (3.18m x 3.05m )

## Conservatory

9'0 x 8'7 (2.74m x 2.62m )

## Kitchen

11'8 x 8'6 (3.56m x 2.59m )

## Utility

9'5 x 3'5 (2.87m x 1.04m )

## Bedroom One

15'10 x 12'1 (4.83m x 3.68m )

## Bedroom Two

12'1 x 11'9 (3.68m x 3.58m )

## Bedroom Three

9'5 x 8'1 (2.87m x 2.46m )

## Garden

The beautiful south-west facing garden enjoys plenty of sunshine, while the garage features a partitioned

wall and can be used as a home office or garden room.

## Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

## Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## Referral Fees

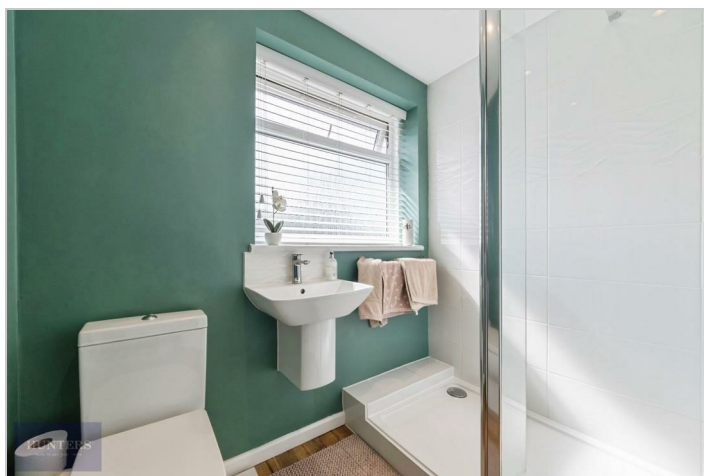
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

## General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



## Road Map



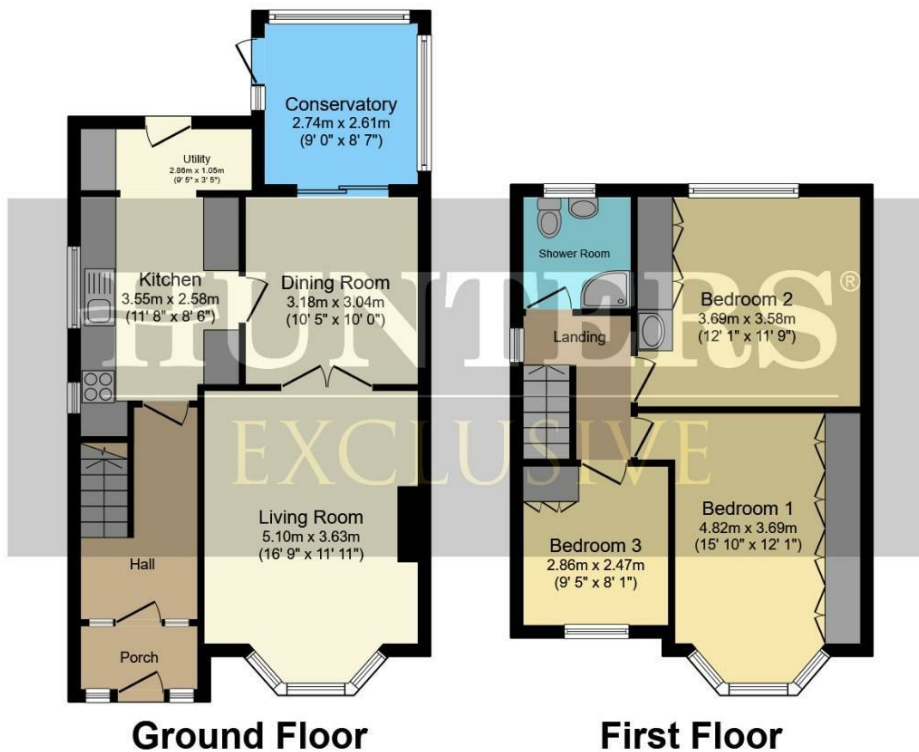
## Hybrid Map



## Terrain Map



## Floor Plan



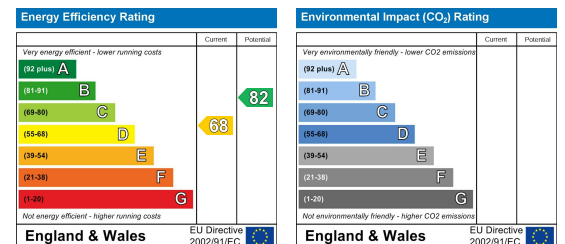
Total floor area 115.4 sq.m. (1,243 sq.ft.) approx

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).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.