

Horton & Senate



191 Valley Road, Solihull, B92 9AZ

£314,950

- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE
- NEWLY FITTED KITCHEN
- PRIVATE REAR GARDEN
- CONVENIENT LOCATION
- SEMI DETACHED
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- NEW ROOF 2025

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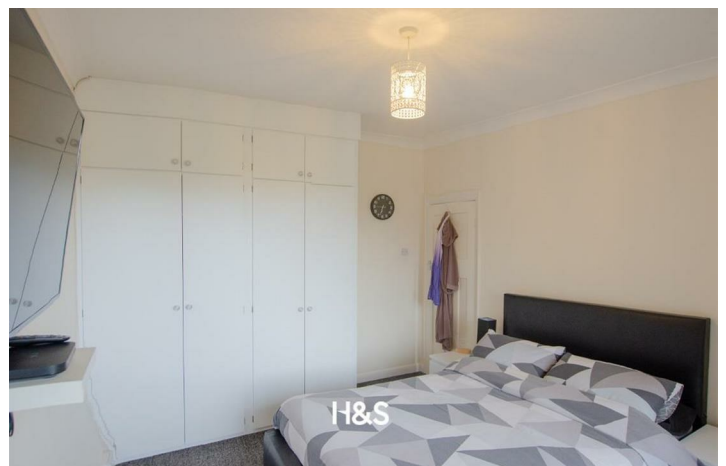
This three bedroom semi detached property situated close to amenities and transport links boasts comfort and modern style living! Comprising of three bedrooms, a spacious through lounge, kitchen and a private rear garden perfect for entertaining.

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Council Tax Band:



Approach

The property is approached via a drive way providing off road parking for two vehicles leading to the front door.

Ground Floor

Entrance

The entrance hall has the stairs to the first floor landing, doors to ground floor rooms and a storage cupboard.

Through Lounge

8.7m x 3.02m

Laminate flooring throughout, space for a dining table and chairs, a central heating radiator to the front and side elevation, a double glazed window to the front elevation and sliding patio doors to the rear.

Kitchen

3.21m x 2.4m

The kitchen comprises of a fitted cooker with induction hob, space for a washing machine, tumble dryer and fridge freezer. There is a double glazed window to the rear, a central heating radiator and door to the rear garden.

Bedroom One

4.4m x 3.02m

A double bedroom with a double glazed window, central heating radiator and space for wardrobes.

Bedroom Two

3.67m x 3.03m

A double bedroom with a double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

1.23m x 2.49m

A single bedroom with a double glazed window, and central heating radiator.

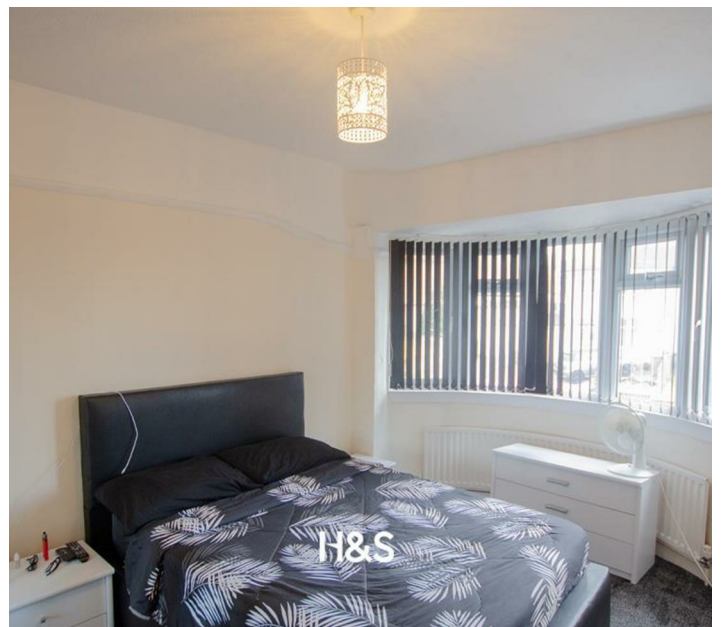
Bathroom

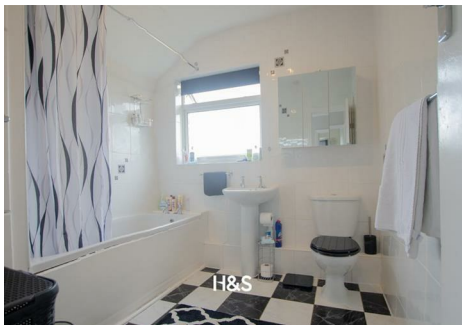
Tiling to the walls and floor, storage cupboard housing the boiler, the suite comprises of a bath with shower over, sink, wc and a double glazed window.

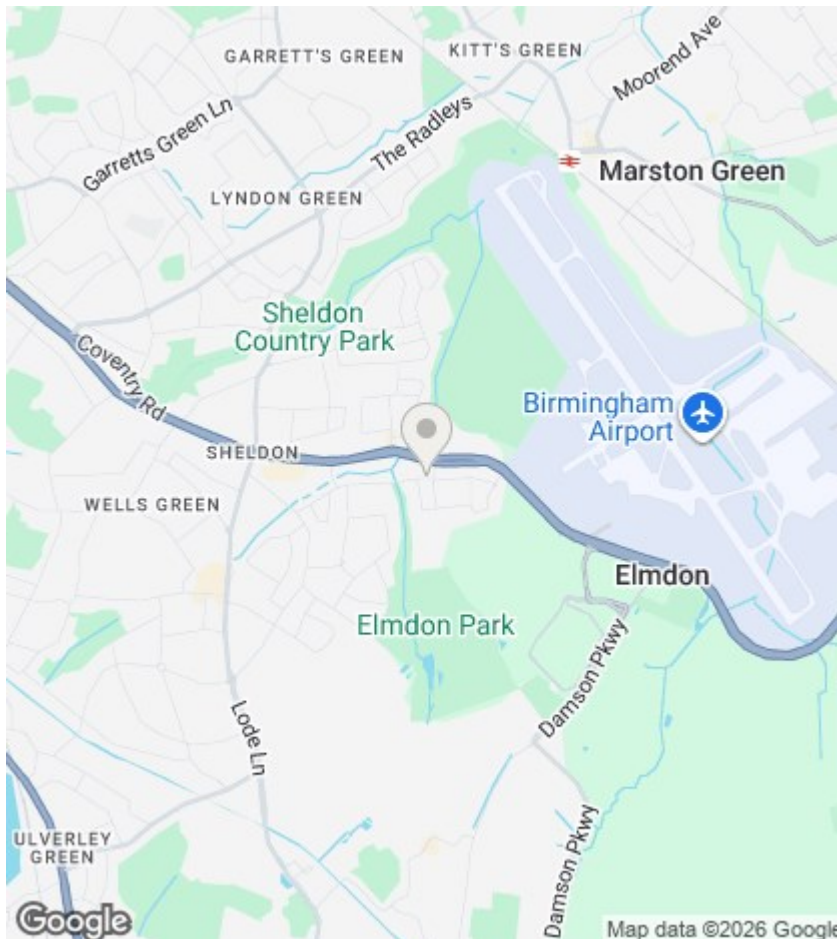
Outside

Rear Garden

The private rear garden boasts a large grass area with slabs leading to the patio at the bottom of the garden. There is also space for a shed.







Directions

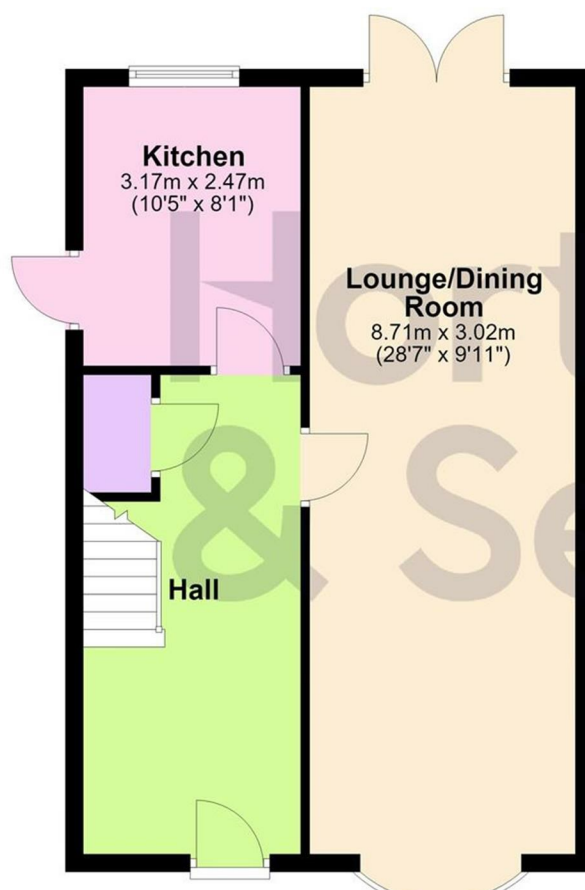
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

