



St Gerards Road, Solihull, B91 1UB
Marketed by Tom Cooper powered by eXp



Description

St Gerards Road is widely regarded as one of Solihull's most sought after residential roads, perfectly positioned within easy reach of the many amenities offered by Solihull town centre. The location is particularly popular with families thanks to its proximity to well respected schools including Alderbrook School and Tudor Grange Academy Solihull, along with excellent transport links, green spaces and everyday conveniences all close by. It is a superb setting for buyers looking to put down long term roots in a highly desirable part of Solihull.

This property presents a fantastic opportunity for those looking to take on a full renovation project and create a home tailored exactly to their own taste and style. Requiring complete modernisation throughout, the house offers generous room sizes, a traditional layout and huge potential to add value in a prime location.

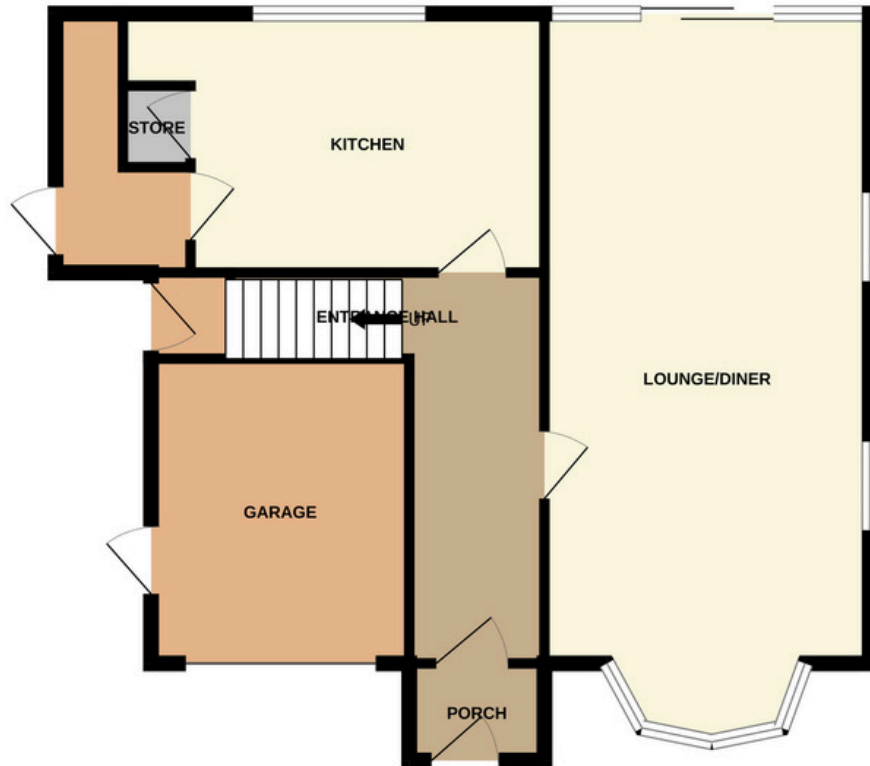
To the front, the property benefits from a forelawn along with driveway parking leading to a garage, providing practical off road parking and storage. An entrance porch opens into a long hallway, giving access to the ground floor accommodation. The main living space is a spacious through lounge featuring a bay window to the front and doors opening out to the rear garden, allowing plenty of natural light to flow through the room. To the rear of the property sits the kitchen, which offers scope for reconfiguration or extension subject to the necessary approvals.

Upstairs, there are three very spacious bedrooms, all offering excellent proportions, along with a bathroom and separate WC, a layout often favoured for family living and future redesign.

To the rear is a good sized garden, providing ample outdoor space and further potential for landscaping or extension, again subject to the relevant permissions.

For buyers seeking a property in a prime Solihull location with the opportunity to fully renovate and add significant value, this home on St Gerards Road represents an exciting and rarely available opportunity.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

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TOM COOPER
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