Ruxton
Independent Estate Agents

Scott Road, Solihull, B92 7LQ

REASSURINGLY LOCAL

Asking Price Of **£300,000**





Three Bedroom

Semi-Detached Property

- Three Bedroom Semi-Detached
- Sought After Location
- Driveway
- Conservatory
- Two Double Bedrooms
- Garage
- No Onward Chain

Three bedroom semi-detached house on Scott Road offered with no onward chain. Situated in a sought-after location, this three-bedroom semi-detached property offers plenty of potential for buyers looking to create their ideal home. With scope for modernisation and improvements, it presents an excellent opportunity for first-time buyers, families or investors alike. Early viewing is highly recommended to appreciate the potential on offer.





Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

ENTRANCE HALL

LIVING ROOM
21' 9" x 11' 6" (6.63m x 3.51m)

KITCHEN
9' 6" x 7' 7" (2.9m x 2.31m)

CONSERVATORY
11' 4" x 7' 8" (3.45m x 2.34m)

MASTER BEDROOM
11' 6" x 10' 3" (3.51m x 3.12m)

BEDROOM TWO
9' 6" x 9' 1" (2.9m x 2.77m)

BEDROOM THREE
6' 2" x 6' 0" (1.88m x 1.83m)

FAMILY BATHROOM
7' 5" x 5' 7" (2.26m x 1.7m)

GARAGE
18' 2" x 14' 1" (5.54m x 4.29m)

GARDEN















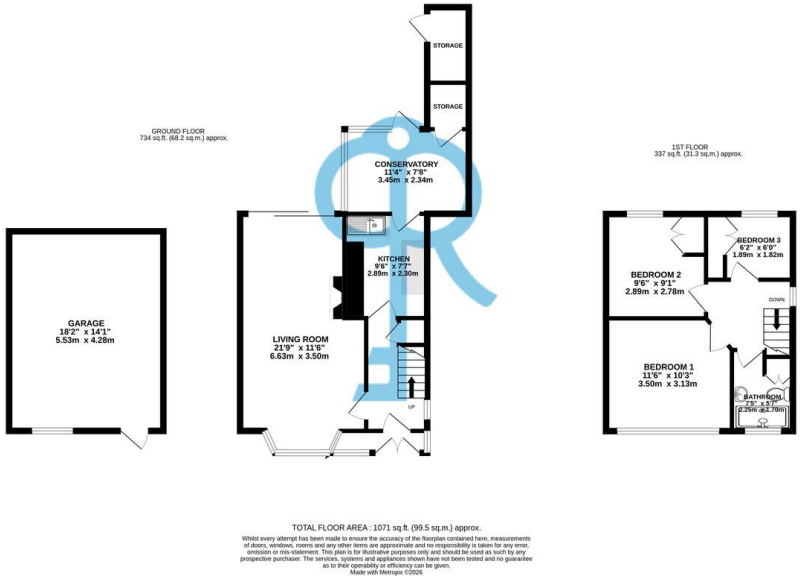








Floor Layout



Tenure

We have been advised by the seller that the property is Freehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

Total approx. floor area 1071 sq. ft.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.



The graph shows this property's current and potential energy rating.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements