

for sale

offers over **£300,000** Freehold

Solihull Lane BIRMINGHAM B28 9LU

Well-located near Robin Hood Island with great transport links. Includes through lounge, kitchen, conservatory, utility, WC, three bedrooms, and shower room. No upward chain.

- Energy Rating: C
- NO CHAIN
- OFF ROAD PARKING
- THROUGH LOUNGE
- CONSERVATORY

Property Details

Guest W.C

Double glazed obscure window to rear elevation and W.C.

Lounge 12' 3" plus bay x 11' 5" into recess (3.73m plus bay x 3.48m into recess)

Central heating radiator.

Dining Room 11' 4" x 12' 4" (3.45m x 3.76m)

Double glazed doors to conservatory and central heating radiator.

Kitchen 13' 11" x 5' 10" (4.24m x 1.78m)

Double glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, double oven, space for appliances, central heating radiator.

Utility Room 5' 8" x 4' 10" (1.73m x 1.47m)

Space and plumbing for washing machine, central heating boiler housed.

Conservatory 16' 9" max x 12' 9" max (5.11m max x 3.89m max)

Double glazed double doors and windows to rear elevation, double glazed door to side elevation.

Landing

Double glazed obscure window to side elevation.

Bedroom One 11' 4" into wardrobes x 12' 3" (3.45m into wardrobes x 3.73m)

Double glazed window to rear elevation, central heating radiator, loft access, wardrobes with sliding doors.

Bedroom Two 12' 3" x 11' 1" (3.73m x 3.38m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three 8' x 6' 6" (2.44m x 1.98m)

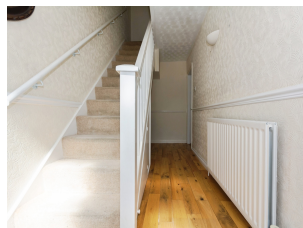
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure windows to side and rear elevations, W.C, wash hand basin with vanity unit, walk in electric shower and heated towel rail.

Rear Garden

Astro turf, patio area, laid to lawn and fencing to all boundaries.





To view this property please contact Burchell Edwards on

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Property Ref: SHI208551 - 0027

Tenure:Freehold EPC Rating: C

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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