



RINGSWOOD ROAD, SOLIHULL, B92 7NH  
ASKING PRICE OF £219,950





- »X Two Bedroom Semi-Detached
- »X Ideal For A First Time Purchaser
- »X Further Scope For Extension STPP

- »X Double Glazed
- »X Gas Central Heating
- »X Living Room

- »X Breakfast Kitchen
- »X Two Double Bedrooms
- »X Private Garden

### PROPERTY OVERVIEW

Situated in a quiet cul de sac location an ideal opportunity to purchase this two bedroom semi detached which would be ideal for a first time purchaser. The property has been well maintained, benefits from gas central heating, double glazing, and has the added attraction of further scope for extension to the side and rear subject to planning permission. The accommodation briefly comprises; enclosed porch, entrance hall, attractive lounge, breakfast kitchen, two double bedrooms, modern bathroom, private garden and off road parking to the front.

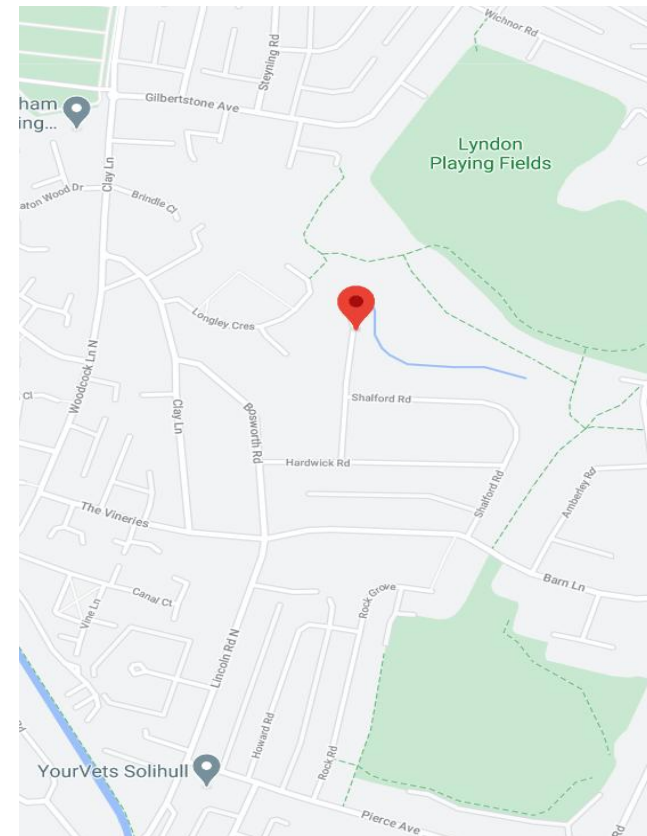
### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

<b>COUNCIL TAX</b>	Band B
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains gas, electricity and water on a meter
<b>LOFT SPACE</b>	Partially boarded
<b>GARDEN</b>	East facing

### ITEMS INCLUDED IN THE SALE

Integrated fridge freezer, blinds, fitted wardrobes in bedroom one and garden shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

**PORCH**

**HALLWAY**

**LIVING ROOM**

12' 9" x 12' (max) (3.89m x 3.66m)

**BREAKFAST KITCHEN**

15' 1" x 9' 8" (4.6m x 2.95m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13' x 7' 3" (3.97m x 2.22m)

**BEDROOM TWO**

9' 8" x 8' 9" (2.94m x 2.66m)

**BATHROOM**

6' 11" x 5' 10" (2.11m x 1.78m)

**OUTSIDE THE PROPERTY**

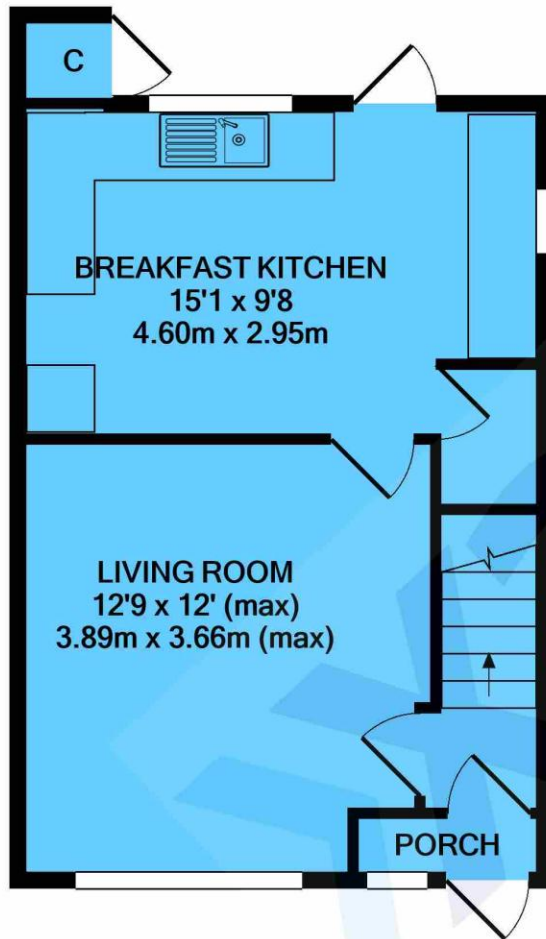
**PRIVATE REAR GARDEN**



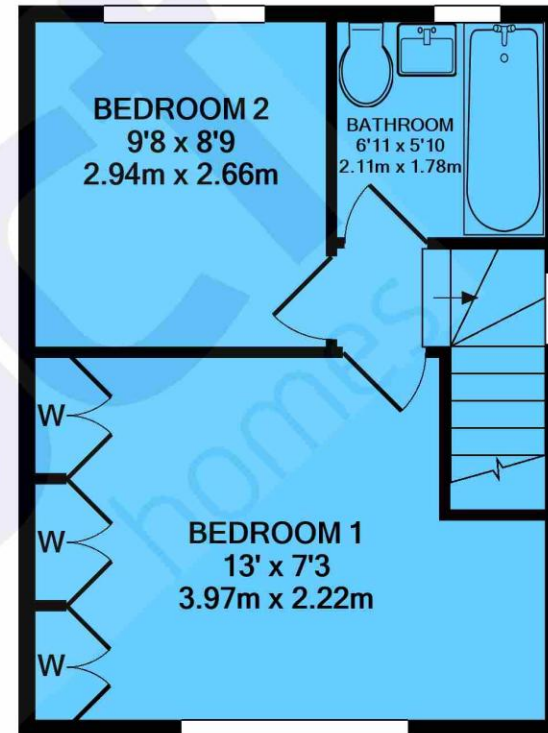








GROUND FLOOR



1ST FLOOR

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

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