



**3 Bedroom Mid Terraced House  
located in Solihull.**

**£245,000**

**UP Estates**



### FULL DESCRIPTION

\*\*\*NO UPWARD CHAIN\*\*\* is offered on this spacious, well maintained mid terrace property located on this quiet no through road in the popular area of Damson Wood. The property is located nearby to a host of local amenities including Birmingham airport, Jaguar Landrover, Solihull Town Centre and A45 & M42 road network. In brief the property comprises: Porch/Entrance Hall, Lounge, Dining Room, Kitchen and a plethora of storage cupboards. There is a Landing, Three Bedrooms, Bathroom and Separate WC to the First Floor. Externally there are gardens to the front and rear as well as a brick built storage shed and garage to the rear. The property construction type is concrete.

#### PORCH/ENTRANCE HALL

**6' 2" x 4' 10" (1.90m x 1.49m max) extending to 3.76 x 1.49 max**

Having an entrance porch with opening leading to entrance hall, and with a storage cupboard, central heating radiator and stairs leading to the first floor.

#### LOUNGE

**14' 11" x 12' 1" (4.55m x 3.70m)**

Good sized reception room having double glazed window to the front aspect and central heating radiator, as well as opening into:

#### DINING ROOM

**11' 10" x 8' 7" (3.61m x 2.64m)**

With French doors leading out to the garden, and providing access to two built in storage cupboards, as well as having an open plan style leading into:

#### KITCHEN

**11' 1" x 7' 3" (3.39m x 2.21m)**

Having a matching range of wall and base mounted units, with roll top work surfaces over, and having space/plumbing for a washing machine, tumble dryer, fridge/freezer, as well as integrated four ring electric induction hob, electric oven, extractor fan and inset stainless steel sink with mixer tap and drainer and tiled splash back. Also having a double glazed window to the rear, as well as rear exit door leading to the garden.



3



1



2



C



TBC



82  
m<sup>2</sup>

**£245,000**

- NO UPWARD CHAIN
- Spacious Mid Terrace
- Three Bedrooms
- Two Reception Rooms
- Quiet Position
- Garage & Parking to Rear





UP Estates



#### **LANDING**

Providing access to all first floor rooms

#### **BEDROOM ONE**

**9' 10" x 12' 3" (3.01m x 3.74m)**

Having a built in wardrobe, double glazed window to the front aspect and central heating radiator.

#### **BEDROOM TWO**

**9' 10" x 9' 3" (3.02m x 2.84m leading to 3.67m x 1.69m)**

Double bedroom having a central heating radiator and double glazed window to the front aspect.



#### **BEDROOM THREE**

**9' 10" x 7' 2" (3.02m x 2.20m)**

Having a double glazed window to the rear aspect and central heating radiator.



#### **BATHROOM**

**5' 6" x 10' 1" (1.69m x 3.09m)**

Being fully tiled to the walls, p shaped bath with shower over, vanity sink, central heating radiator, opaque double glazed window and tiled combi boiler surround offering other storage space.

#### **WC**

**4' 1" x 4' 3" (1.25m x 1.32m)**

Having a double glazed opaque window, low level WC and wash hand basin.

#### **FRONT ASPECT**

Having a pleasant outlook on a green footpath area leading to garage at rear and car parking section. Laid to lawn, with some shrubbery features and footpath leading to the front door.

#### **REAR GARDEN**

Having an initial paved patio, leading to a laid lawn and rear entrance door to the garage, as well as having a brick storage shed and fence and hedge to the boundaries.





**Ansley Way Solihull B92 9PA**



## FLOORPLAN

APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 877 sq. ft

For illustrative purposes only. Measurements are approximate and not to scale  
(c) Up Estates



### CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,  
Warwickshire, CV3 2TQ

E [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk) [www.up-estates.co.uk](http://www.up-estates.co.uk)

T 024 7771 0780

