



**Black and White**  
CLEARLY A BETTER SERVICE

98 FALLOWFIELD ROAD, SOLIHULL, B92 9HG  
ASKING PRICE OF £289,950





A new instruction brought to the market by Black and White, This Semi detached, 3 bedroom family home would make a great buy. In an excellent location within Solihull, surrounded by schools, shops, transport links and more. Featuring a large conservatory a spacious bedrooms.

**Driveway**

space for 2+ cars, gate to side access, door to:

**Porch** 2.50m (8'2") x 0.60m (2')

With UPVC Front Door, Two UPVC double Glazed windows to front:



**Entrance Hall** 3.59m (11'9") max x 1.88m (6'2")

Upvc Double Glazed windows to side, stairs leading to upstairs, radiator and Cupboard housing utility meters.



**Lounge/Diner** 7.58m (24'10") x 2.90m (9'6")  
UPVC Double Glazed Window to front and side, sliding door to rear conservatory, fitted carpet, 2 ceiling light points and various power points.

**Kitchen** 3.19m (10'6") max x 2.50m (8'2")  
Window to side, matching base and eye level units, tiled floor, tiling to wall, utility closet, door to:



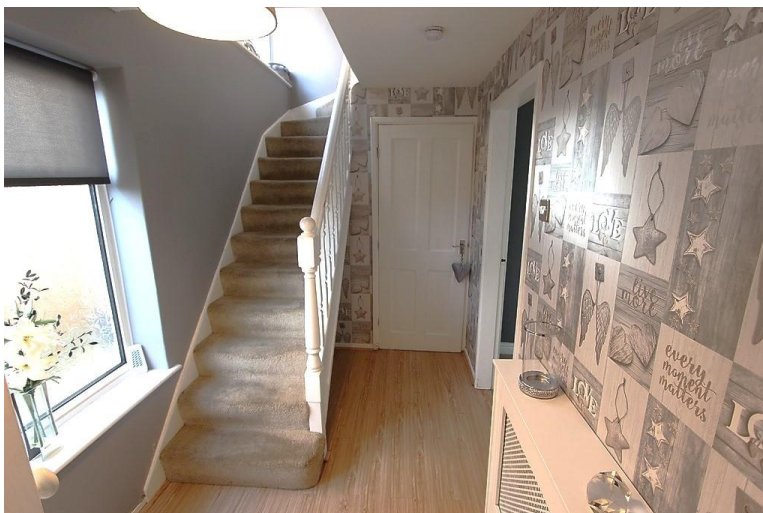
**Conservatory** 5.50m (18'1") x 3.17m (10'5")  
Tiling to floor, UPVC Double Glazed windows surrounding, UPVC Double Glazed door to rear garden.

**Rear garden**  
Paved patio area, side access leading to driveway.



**First Floor**

**Landing** 2.40m (7'11") x 1.80m (5'11")  
UPVC Double Glazed Window to side, fitted carpet, doors to:



**Bathroom** 2.22m (7'3") x 1.80m (5'11")  
Fitted with a 3 piece suit comprising of a low level WC, Bath with electric shower over and a hand wash basin, UPVC Double Glazed window to side, tiled floor.



**Bedroom 1** 4.00m (13'2") x 3.60m (11'10")  
UPVC Double Glazed Window to front, built in wardrobe, fitted carpet.

**Bedroom 2** 3.42m (11'3") x 2.00m (6'7")  
UPVC Double Glazed Window to rear, built in wardrobe space, fitted carpet.



**Bedroom 3** 2.70m (8'10") x 1.80m (5'11")  
UPVC Double Glazed Window to side, fitted carpet.

