



smarthomes

Hobs Moat Road

Solihull, West Midlands, B92 8JJ

- A Duplex Apartment Requiring Some Modernisation
- Three Double Bedrooms
- Lounge Diner
- Breakfast Kitchen

Offers Over £140,000

EPC Rating - 50

Current Council Tax Band - A





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Access is gained via UPVC double glazed door leading through to



Entrance Hallway

With double glazed window to front, laminate flooring, stairs leading to the first floor accommodation, two useful storage cupboards, ceiling light point, electric heater and doors leading off to



Lounge Diner Front

19' 4" x 11' 1" (5.9m x 3.4m) With double glazed window to front elevation, two electric panel heaters, coving to ceiling, two ceiling light points and laminate flooring

Breakfast Kitchen to Rear

11' 1" x 9' 2" (3.4m x 2.8m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinet and display shelving with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space and plumbing for washing machine, space for fridge freezer, double glazed window to rear, ceiling light point and laminate flooring



Landing

With ceiling light point, two useful storage cupboards and doors leading off to

Bedroom One to Rear

11' 1" x 9' 2" (3.4m x 2.8m) With double glazed window to rear elevation, electric panel heater, laminate flooring and ceiling light point

Bedroom Two to Front

11' 1" x 9' 6" (3.4m x 2.9m) With double glazed window to front elevation, electric panel heater, coving to ceiling, ceiling light point and useful storage cupboard

Bedroom Three to Front

11' 1" x 6' 6" (3.4m x 2.0m) With double glazed window to front elevation, electric panel heater, ceiling light point and useful storage cupboard

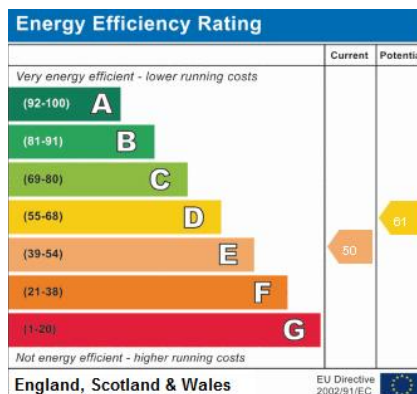
Bathroom to Rear

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, electric panel heater, laminate flooring and ceiling light point

The property benefits from a garage en-bloc.

Tenure

We are advised by the vendor that the property is leasehold with approx. 147 years remaining on the lease, a service charge of approx. £480 per annum and a ground rent of approx. £50 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - A



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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.