



St. Gerards Road, Solihull

Guide Price £399,950





48 St. Gerards Road

Solihull

PROPERTY OVERVIEW

Situated in a most sought after road, an ideal opportunity to purchase this traditional three bedroom extended semi-detached offered to the market with NO UPWARD-CHAIN. The property does require some modernisation but benefits from gas central heating, double glazing and is within easy walking distance of Tudor Grange, Alderbrook and St Peters School Campus. The accommodation briefly comprises of: enclosed porch, entrance hall, dining room, extended lounge, breakfast room, extended kitchen, utility area, three double bedrooms, bathroom, garden and garage, early viewing essential.

Council Tax band: D

Tenure: Freehold

- NO UPWARD CHAIN
- Sought After Road
- Three Double Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazed
- Extended Kitchen
- Early Viewing Essential





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.

ITEMS INCLUDED IN THE SALE

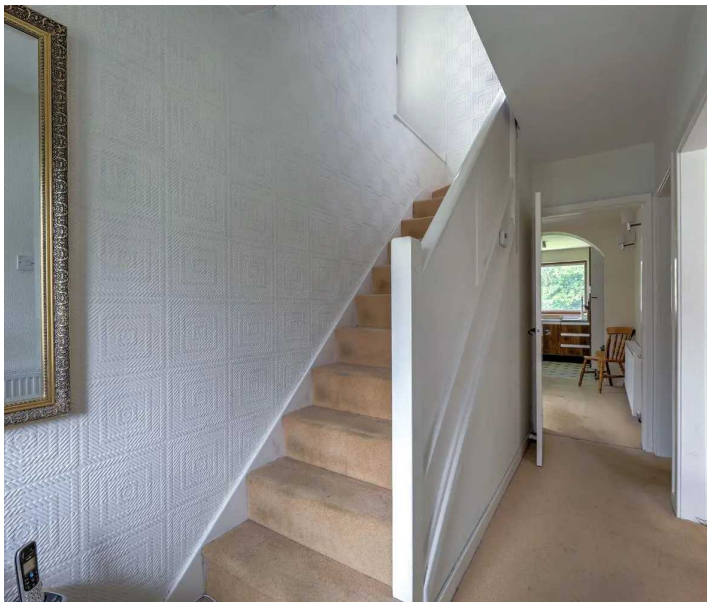
Free standing cooker, all carpets, all curtains, all light fittings

ADDITIONAL INFORMATION

Services - Mains gas, electricity, mains sewers. Loft Space - Part boarded, ladder and lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





ENCLOSED PORCH

ENTRANCE HALLWAY

DINING ROOM

14' 11" x 11' 0" (4.54m x 3.35m)

LOUNGE

21' 6" x 11' 0" (6.55m x 3.35m)

BREAKFAST ROOM

8' 11" x 7' 5" (2.73m x 2.26m)

KITCHEN

13' 8" x 8' 0" (4.17m x 2.44m)

UTILITY ROOM

7' 5" x 6' 1" (2.25m x 1.86m)

BOILER ROOM

WC

FIRST FLOOR

BEDROOM ONE

14' 8" x 11' 0" (4.48m x 3.36m)

BEDROOM TWO

14' 11" x 10' 11" (4.54m x 3.32m)

BEDROOM THREE

11' 5" x 11' 1" (3.48m x 3.37m)

BATHROOM

8' 4" x 7' 4" (2.55m x 2.23m)

OUTSIDE THE PROPERTY

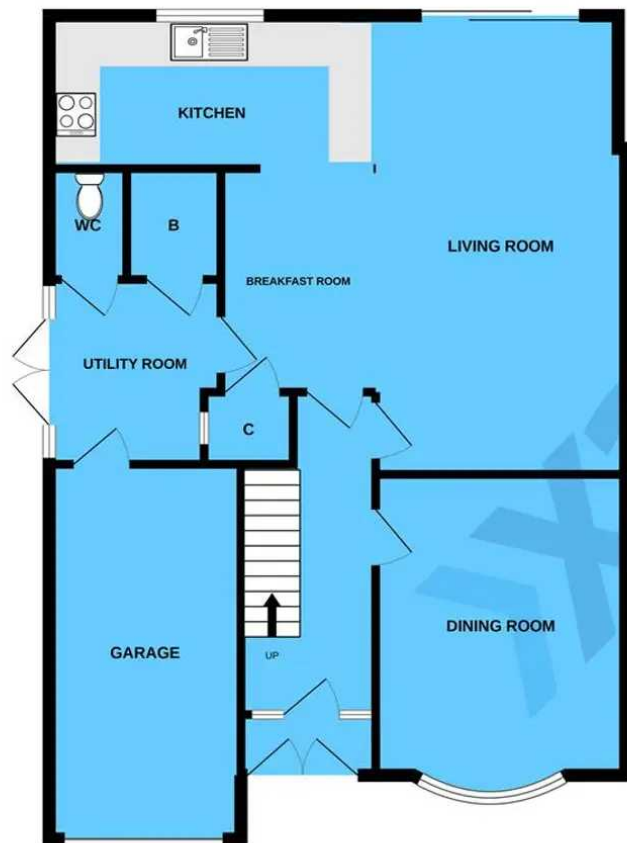
GARDEN

GARAGE

8' 4" x 7' 4" (2.55m x 2.23m)



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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