



St. Gerards Road, Solihull

Guide Price £435,000





PROPERTY OVERVIEW

Situated in a most sought after location, an ideal opportunity to purchase this four bedroom extended semi-detached offered to the market with NO UPWARD-CHAIN. The property benefits from gas central heating, double glazing, south facing garden and is within easy walking distance of Tudor Grange, Alderbrook and St Peters School Campus. The accommodation briefly comprises of an enclosed porch, entrance hallway, lounge / dining room, extended breakfast kitchen, four bedrooms, bathroom, separate wc, garage and south facing garden.





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.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Extended Semi Detached
- Easy Walking Distance Of Tudor Grange, Alderbrook and St Peters
- Gas Central Heating
- Double Glazing
- Extended Breakfast Kitchen
- Lounge / Dining Room
- Four Bedrooms
- Bathroom
- South Facing Garden



ENCLOSED PORCH

ENTRANCE HALLWAY

14' 4" x 5' 5" (4.36m x 1.66m)

LOUNGE / DINING ROOM

LOUNGE AREA

12' 6" x 10' 2" (3.8m x 3.1m)

DINING AREA

13' 11" x 10' 2" (4.24m x 3.1m)

BREAKFAST KITCHEN

16' 5" x 13' 1" (5m x 3.98m)

FIRST FLOOR

BEDROOM ONE

11' 10" x 10' 1" (3.6m x 3.08m)

BEDROOM TWO

10' 10" x 10' 1" (3.3m x 3.08m)

BEDROOM THREE

13' 2" x 6' 11" (4.02m x 2.12m)

BEDROOM FOUR

9' 7" x 6' 8" (2.92m x 2.02m)

BATHROOM

5' 7" x 4' 11" (1.7m x 1.5m)

WC





OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

GARAGE

14' 9" x 7' 5" (4.5m x 2.27m)

ITEMS INCLUDED IN SALE

All carpets.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

Broadband - NOW. Loft space - partially boarded with ladder.

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.



GROUND FLOOR



1ST FLOOR



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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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