



smarthomes

Hobs Moat Road

Solihull, West Midlands, B92 8PH

- A Beautifully Presented Semi Detached Family Home
- Three Double Bedrooms
- Sitting Room & Full Width Conservatory
- Open Plan Family Kitchen
- Delightful Rear Garden

£395,000

EPC Rating TBC

Current Council Tax Band D





Property Description

The property is set back from the road on a slip road with block paved driveway providing generous off road parking extending to side access, garage door and UPVC obscure double glazed door leading through to

Enclosed Porch

With double glazed windows, lighting and UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, dado rail, laminate flooring, radiator, stairs leading to the first floor accommodation and doors leading off to

Sitting Room to Front

11' 9" into bay x 9' 10" (3.6m x 3.0m) With ceiling light point, wall lighting, coving to ceiling, radiator and double glazed bay window to front elevation with American style shutters



Open Plan Family Room

13' 9" x 11' 5" (4.2m x 3.5m) With ceiling light point, coving to ceiling, vertical radiator, double glazed French doors to conservatory and wood effect flooring extending into

Kitchen Area

11' 1" x 7' 10" (3.4m x 2.4m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven and grill, integrated dishwasher, space for fridge freezer, under-cupboard lighting, spot lights to ceiling and double glazed folding doors leading into



Conservatory

21' 3" x 9' 2" (6.5m x 2.8m) With double glazed windows, two sets of French doors leading out to the rear garden, wood effect flooring, two ceiling light points, power points and feature log burning stove

Guest WC

With vanity sink, WC with enclosed cistern, contemporary tiling to walls, laminate flooring, ceiling light point, LED mirror and extractor



Utility Room

7' 2" x 6' 2" (2.2m x 1.9m) With wall and base units, laminate work surfaces, space and plumbing for washing machine and tumble dryer, tiled flooring, ceiling light point, UPVC door to side passage and door to garage/store room

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, useful storage cupboard, loft access, dado rail and doors leading off to



Bedroom One to Rear

12' 1" x 11' 5" (3.7m x 3.5m) With double glazed window to rear elevation, radiator, ceiling light point, wood effect flooring and built-in wardrobes with sliding doors

Bedroom Two to Front

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to front elevation, radiator, coving to ceiling, wood effect flooring and ceiling light point



Bedroom Three to Rear

11' 9" x 7' 10" (3.6m x 2.4m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

Family Bathroom to Front

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with centralised mixer tap, thermostatic rainfall shower, additional handheld shower attachment and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to walls and floor, ladder style radiator and spot lights to ceiling



Delightful Rear Garden

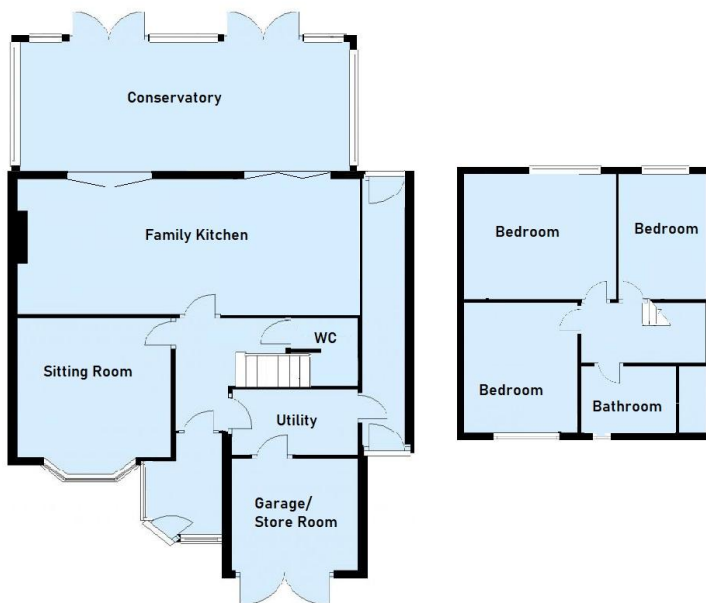
Being mainly laid to lawn with paved patio, fencing to boundaries, mature shrub borders, a range of decorative pergolas and paved pathway extending to stone chipping terrace to rear with potting shed and raised borders

Side Passage

With UPVC doors to driveway and rear garden

Garage/Store Room

8' 10" x 7' 6" (2.7m x 2.3m) With metal garage doors, ceiling light point and wall mounted Worcester Bosch boiler



Tenure

We are advised by the vendor that the property is freehold, 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 Nigel Hodges. Current council tax band – D.