



Valley Road, Solihull

Guide Price £310,000





## Valley Road

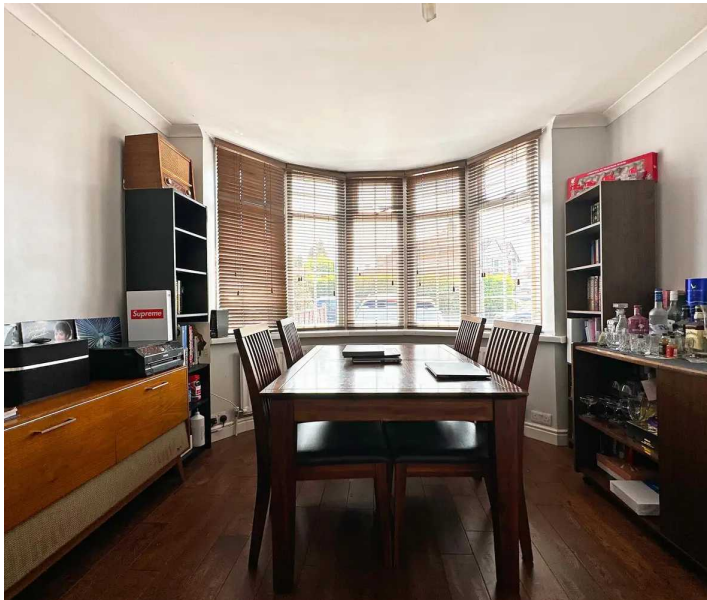
Solihull

### PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this traditional three bedroom semi detached which would be ideal for a first time purchaser. This property is well located for all amenities and benefits from gas central heating, new double glazing and has the added attraction of having a new roof, fascia's and guttering. The accommodation briefly comprises of: enclosed porch, entrance hall, dining room, living room, modern refitted kitchen, utility area, downstairs wc, modern bathroom, rear garden with new fencing and garage/shed to the rear. 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





Council Tax Band: C

Tenure: Freehold

- Ideal For A First Time Purchaser
- Three Bedroom Detached
- New Roof
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Bedrooms
- Bathroom
- Garden
- Garage To The Rear

#### ENCLOSED PORCH

#### ENTRANCE HALL

12' 10" x 5' 8" (3.92m x 1.72m)

#### DINING ROOM

13' 8" x 9' 11" (4.16m x 3.03m)

#### LIVING ROOM

14' 5" x 10' 2" (4.39m x 3.09m)

#### KITCHEN

9' 9" x 7' 9" (2.98m x 2.36m)

#### UTILITY ROOM

21' 11" x 7' 9" (6.68m x 2.36m)

#### WC

5' 3" x 2' 6" (1.60m x 0.77m)





## **FIRST FLOOR**

### **BEDROOM ONE**

14' 4" x 9' 11" (4.36m x 3.03m)

### **BEDROOM TWO**

13' 3" x 10' 1" (4.03m x 3.07m)

### **BEDROOM THREE**

8' 2" x 5' 8" (2.49m x 1.73m)

### **BATHROOM**

8' 0" x 7' 8" (2.44m x 2.33m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 1" x 8' 8" (4.90m x 2.63m)

### **CAR PORT**

## **NORTH FACING GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated hob, extractor, all carpets, all blinds, all light fittings and garage/shed.

### **ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Loft Space: boarded with ladder and lighting

### **MONEY LAUNDERING REGULATIONS**

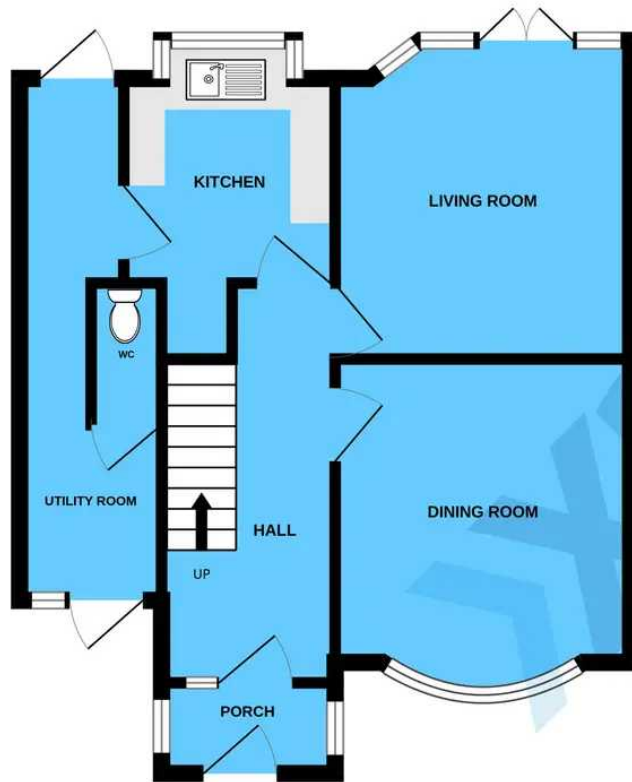
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



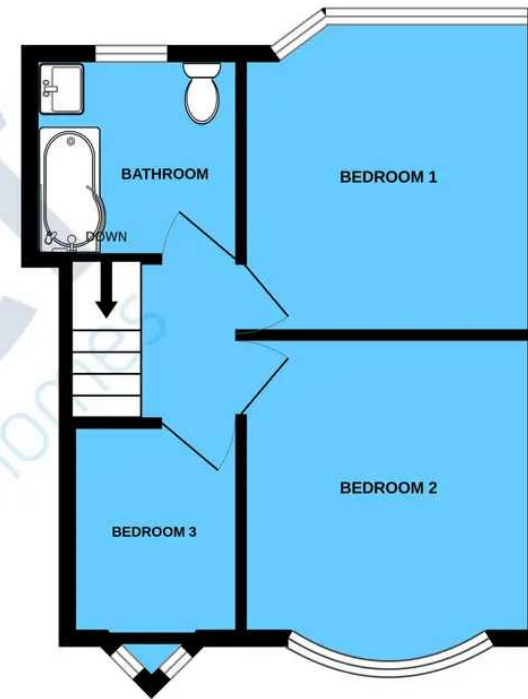
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	86
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	4	1
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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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