



Stoneleigh Road, Solihull

Guide Price £625,000





#### PROPERTY OVERVIEW

Situation in a most sought after location, a fantastic opportunity to purchase this impressive four bedroom detached offered to the market with no upward chain. The property is in need of some modernization but benefits from gas central heating, double glazing and has the added attraction of a south east facing rear garden. The accommodation in more detail comprises of: enclosed porch, impressive entrance hall, guest cloakroom, living room, dining room, kitchen, utility room, four double bedrooms, bathroom, double garage and south east 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached
- No Upward Chain
- In Need Of Some Modernization
- Impressive Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Double Garage
- South East Facing Garden





#### ENCLOSED PORCH

#### ENTRANCE HALL

#### GUEST CLOAKROOM

8' 11" x 2' 11" (2.73m x 0.89m)

#### LIVING ROOM

18' 7" x 12' 1" (5.66m x 3.68m)

#### DINING ROOM

10' 0" x 8' 10" (3.04m x 2.70m)

#### KITCHEN

13' 0" x 8' 9" (3.95m x 2.66m)

#### UTILITY ROOM

9' 10" x 5' 6" (2.99m x 1.67m)

#### FIRST FLOOR

#### BEDROOM ONE

13' 9" x 11' 2" (4.18m x 3.40m)

#### BEDROOM TWO

13' 4" x 9' 10" (4.06m x 3.00m)

#### BEDROOM THREE

12' 0" x 7' 8" (3.66m x 2.33m)

#### BEDROOM FOUR

9' 11" x 7' 11" (3.01m x 2.41m)

#### BATHROOM

9' 10" x 5' 6" (3.00m x 1.68m)

#### TOTAL SQUARE FOOTAGE

Total floor area - 148.7 sq.m. = 1600 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

18' 0" x 16' 1" (5.48m x 4.90m)

### **SOUTH EAST FACING GARDEN**

### **ITEMS INCLUDED IN SALE**

Zanussi integrated oven, CDA integrated hob, Neff extractor, Panasonic microwave, Neff fridge freezer, Hotpoint dishwasher, Hotpoint washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and an electric garage door.

### **ADDITIONAL INFORMATION**

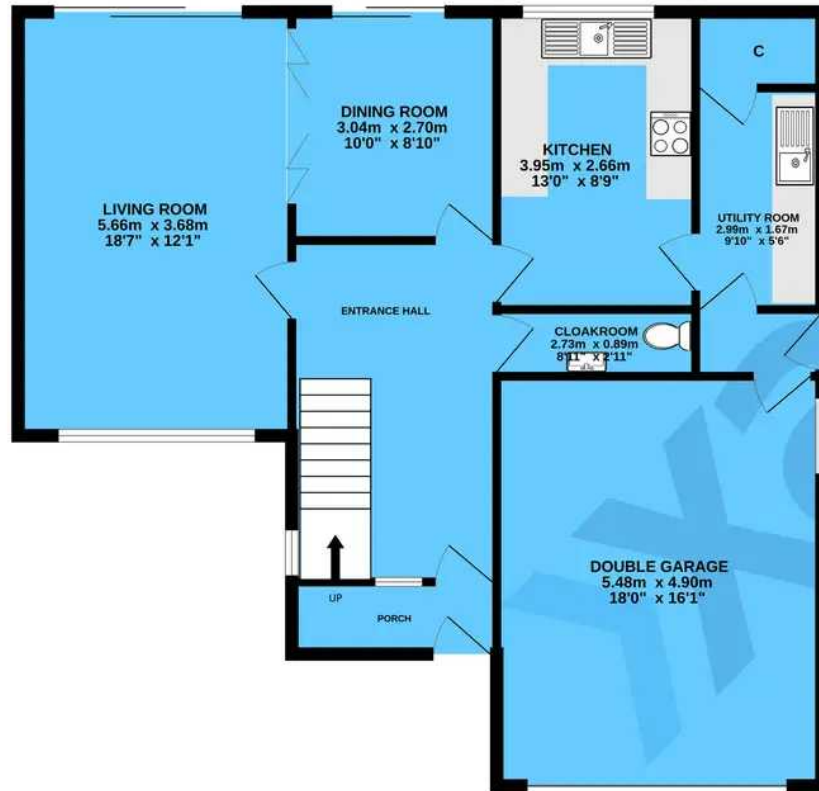
Services - mains gas, electricity and mains sewers.  
Loft space - with lighting.

### **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.



GROUND FLOOR  
89.5 sq.m. (964 sq.ft.) approx.



1ST FLOOR  
59.1 sq.m. (637 sq.ft.) approx.



TOTAL FLOOR AREA : 148.7 sq.m. (1600 sq.ft.) 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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