



86 ST. GERARDS ROAD, SOLIHULL, B91 1UD

ASKING PRICE OF £459,950

EPC: C Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Extended Semi Detached Residence
- Three Good Size Bedrooms
- Spacious Lounge/Diner
- Superb Fitted Dining Kitchen
- Utility Room & Separate Wc
- Study & Large Store (part former garage)
- Sought After Location
- Gas Central Heating & Double Glazing



An extended three double bedroom traditional style semi detached residence situated in a sought after location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; enclosed entrance porch, entrance hall, spacious lounge/diner, superb modern fitted dining kitchen, study with storage cupboard, utility room, separate wc, lobby, large store room(part former garage) first floor landing, three good size bedrooms, family bathroom/wc, driveway, store(part former garage) enclosed rear garden which is not directly overlooked.



ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

SPACIOUS LOUNGE/DINER 23' 5" x 13' 3" max 10' 2" min
(7.14m x 4.04m max 3.1m min)

SUPERB DINING KITCHEN 23' 2" x 14' 0" max 10' 2" min
(7.06m x 4.27m max 3.1m min)

STUDY 8' 5" x 7' 4" (2.57m x 2.24m)
with storage cupboard

UTILITY ROOM 8' 4" x 8' 0" (2.54m x 2.44m)

SEPARATE WC

SIDE LOBBY

LARGE STORAGE ROOM (FORMER PART GARAGE) 8' 1" x 7' 4" (2.46m x 2.24m)



FIRST FLOOR LANDING

BEDROOM ONE 13' 5" x 10' 3" back of wardrobe (4.09m x 3.12m)

BEDROOM TWO 10' 3" x 9' 5" (3.12m x 2.87m)

BEDROOM THREE 10' 0" x 11' 4" max 7' 0" min (3.05m x 3.45m max 2.13 min)

FAMILY BATHROOM/WC

DRIVEWAY

STORE (PART FORMER GARAGE)

ENCLOSED REAR GARDEN which is not directly overlooked

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

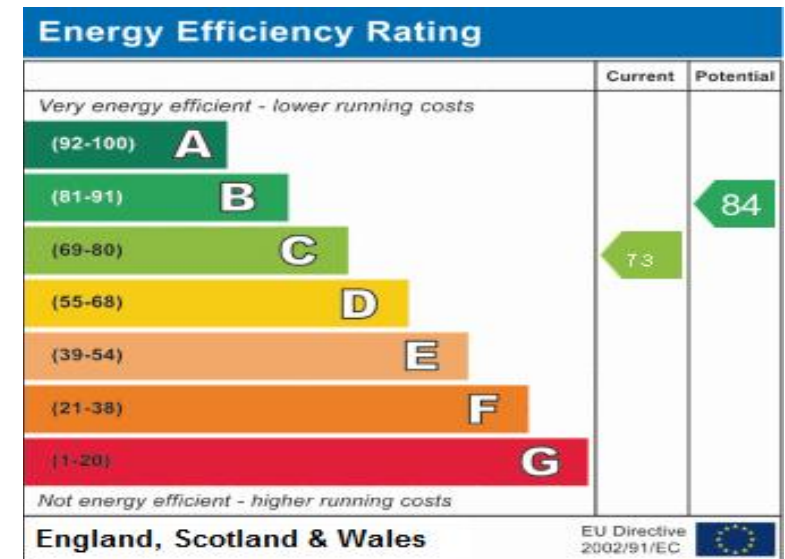




Approx. Gross Internal Floor Area 1,927 sq. ft. (179.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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