



71 HEATON ROAD, SOLIHULL, B91 2EA

ASKING PRICE OF £495,000

EPC: D Council Tax Band: E



Location

Solihull is located approximately 7 miles (11.2 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.

- Semi Detached Residence
- Three Bedrooms + Box Room
- Sought after Location
- Further Scope for Development (STPP)
- Lounge & Dining Room
- Superb Rear Garden
- Breakfast Kitchen
- Side Veranda



A three bedroom + box room traditional style semi detached residence with further scope for development (STPP) situated in a sought after location. The property offers both gas central heating and double glazing. The accommodation briefly comprises; entrance porch, reception hall, cloakroom, dining room, lounge, breakfast kitchen with pantry, side veranda, separate wc, first floor landing, three bedrooms, box room, bathroom, separate wc, fore garden, driveway, garage and beautiful rear garden. No Upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

CLOAKROOM

DINING ROOM 16' 0" x 11' 0" (4.88m x 3.35m)

LOUNGE 15' 6" x 11' 6" (4.72m x 3.51m)

BREAKFAST KITCHEN 12' 5" x 8' 0" (3.78m x 2.44m)

with walk in pantry

SIDE VERANDA

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM ONE 16' 7" x 11' 0" (5.05m x 3.35m)

BEDROOM TWO 15' 4" x 11' 0" (4.67m x 3.35m)

BEDROOM THREE 9' 2" x 8' 3" (2.79m x 2.51m)

BOX ROOM

BATHROOM

SEPARATE WC

FORE GARDEN

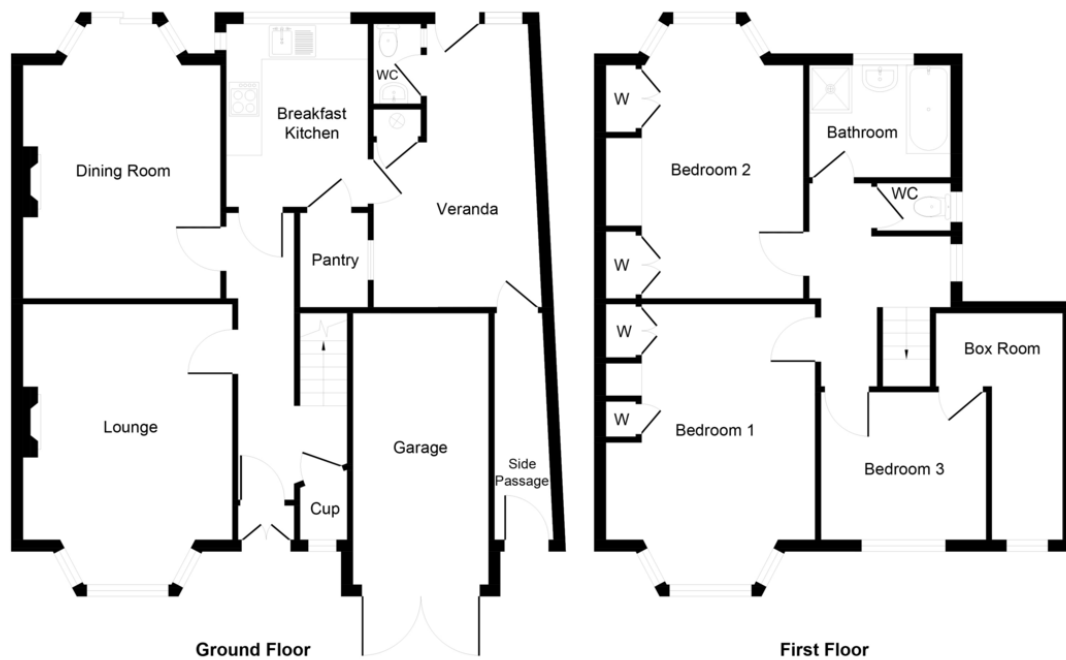
DRIVEWAY

GARAGE 15' 2" x 7' 5" (4.62m x 2.26m)

BEAUTIFUL ENCLOSED REAR GARDEN



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 1,459 sq. ft. (135.55 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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).

Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 E: solihull@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



rightmove Zoopla.co.uk