



24 ULVERLEY CRESCENT, SOLIHULL, B92 8BJ

ASKING PRICE OF £284,950

EPC: D Council Tax Band: C



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.

- Semi Detached Residence
- Three Bedrooms
- Spacious Lounge/Diner
- Walking Distance of Olton Train Station
- Off Road Parking
- Enclosed Rear Garden
- Double Glazing & Gas Central Heating
- Covered Side Walkway

A three bedroom traditional style semi detached residence situated in a sought after convenient location. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; entrance hall, spacious lounge/diner, kitchen, covered side walkway, first floor landing, three bedrooms, bathroom/wc, driveway, enclosed rear garden. No Upward Chain.



ENTRANCE HALL

SPACIOUS LOUNGE/DINER 24' 0" x 13' 2" max 8' 8" min (7.32m x 4.01m 2.64m)

KITCHEN 10' 4" x 6' 2" (3.15m x 1.88m)

COVERED SIDE WALKWAY with power supply and lighting

FIRST FLOOR LANDING

BEDROOM ONE 10' 6" x 9' 10" (3.2m x 3m)

BEDROOM TWO 11' 0" x 9' 4" (3.35m x 2.84m)

BEDROOM THREE 11' 0" x 6' 7" (3.35m x 2.01m)

BATHROOM/WC

FRONT DRIVEWAY

BEAUTIFUL REAR GARDEN

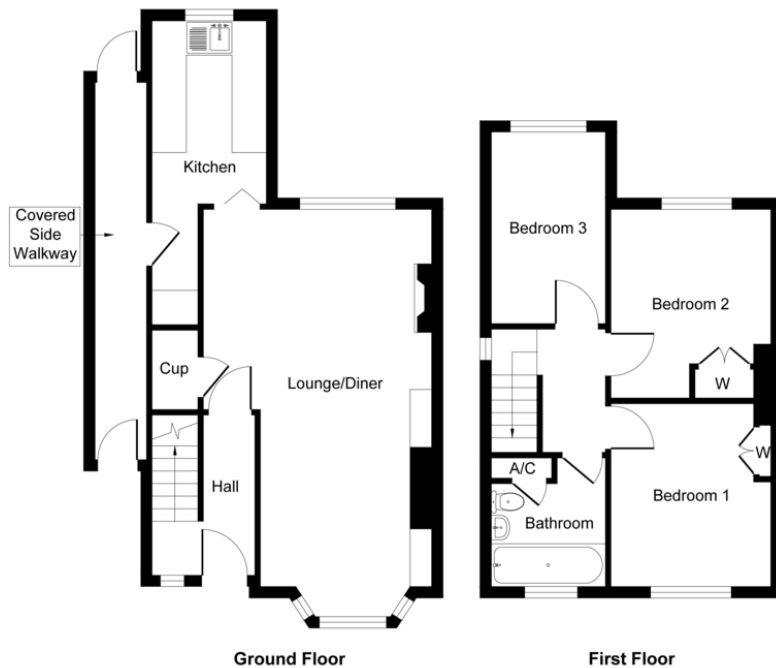


***** DRAFT DETAILS *****

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

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 873 sq. ft. (81.07 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(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.

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