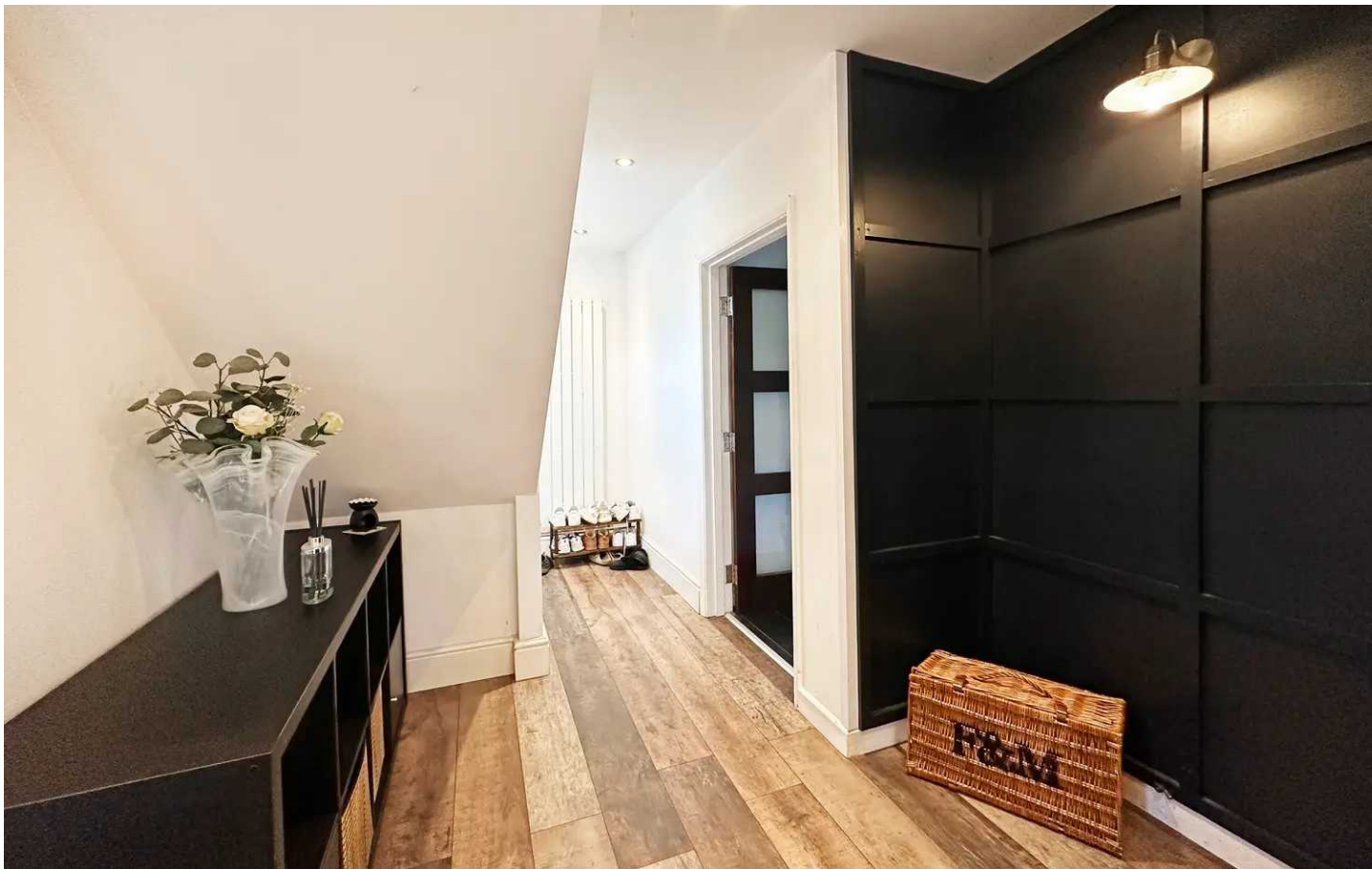




Hobs Moat Road, Solihull

Guide Price £399,950



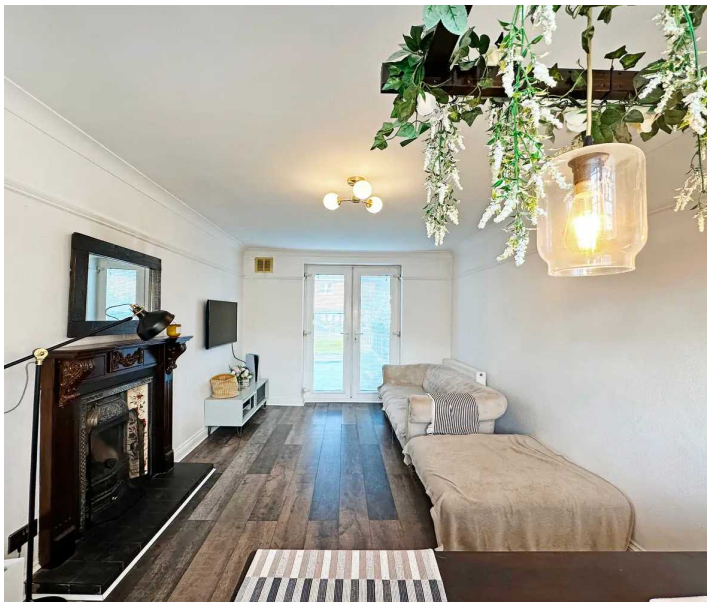


PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this impressive five bedroom extended semi detached which must be viewed internally to be appreciated. This property is offered to the market with NO UPWARD CHAIN, has been immaculately maintained throughout, benefits from gas central heating, double glazing and has the added attraction of a recent loft conversion giving the property five good sized bedrooms. This house is well located for local shops, schools and public transport and briefly comprises of: a spacious entrance hall, lounge, breakfast kitchen, utility room, five bedrooms, two bathrooms, a west facing garden and full off road parking to the front.

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.



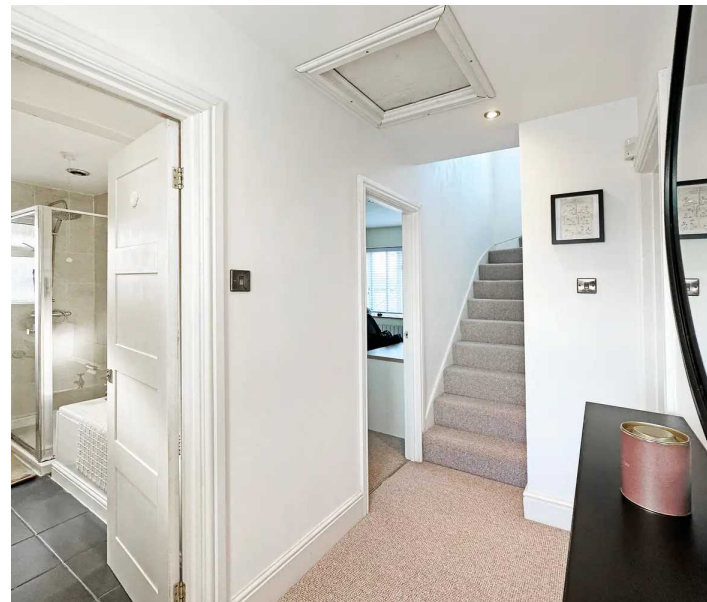


In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

- Five Bedroom Extended Semi Detached
- Finished To A High Standard
- Re Decorated Throughout
- Loft Conversion
- Breakfast Kitchen
- Spacious Lounge
- Two Bathrooms
- West Facing Garden
- No Upward Chain





ENTRANCE HALL

14' 5" x 9' 2" (4.40m x 2.80m)

LOUNGE

18' 11" x 10' 0" (5.77m x 3.04m)

BREAKFAST KITCHEN

14' 5" x 12' 10" (4.40m x 3.92m)

UTILITY ROOM

11' 6" x 6' 2" (3.51m x 1.88m)

WC

4' 10" x 2' 4" (1.48m x 0.70m)

FIRST FLOOR

BEDROOM ONE

11' 7" x 8' 3" (3.53m x 2.51m)

BEDROOM TWO

10' 6" x 9' 10" (3.21m x 3.00m)

BEDROOM THREE

10' 0" x 7' 0" (3.04m x 2.14m)

BATHROOM

9' 3" x 8' 1" (2.81m x 2.46m)

SECOND FLOOR

BEDROOM FOUR

9' 11" x 8' 5" (3.01m x 2.57m)

BEDROOM FIVE

13' 11" x 6' 10" (4.23m x 2.09m)

SHOWER ROOM

17' 3" x 5' 9" (5.27m x 1.75m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 120.4 sq.m. = 1296 sq.ft. approx.

OUTSIDE THE PROPERTY**WEST FACING GARDEN****OFF ROAD PARKING TO THE FRONT****ITEMS INCLUDED IN SALE**

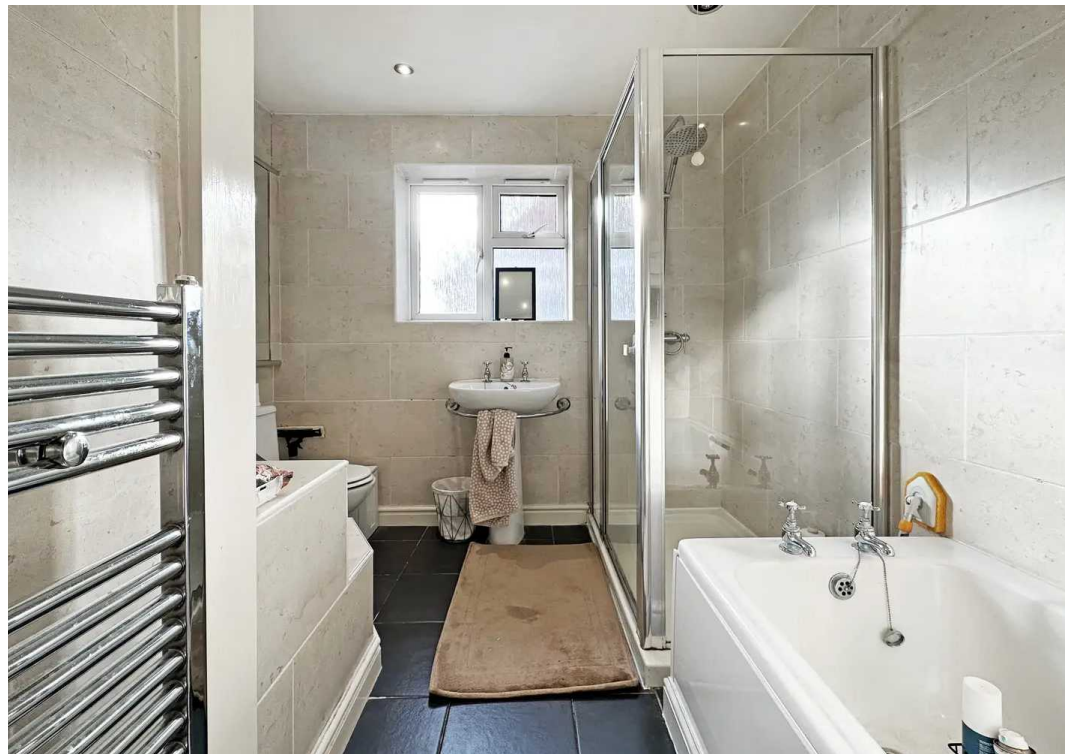
Free standing cooker, integrated hob, extractor, fridge, dishwasher, all carpets, all blinds, all light fittings and a garden shed.

ADDITIONAL INFORMATION

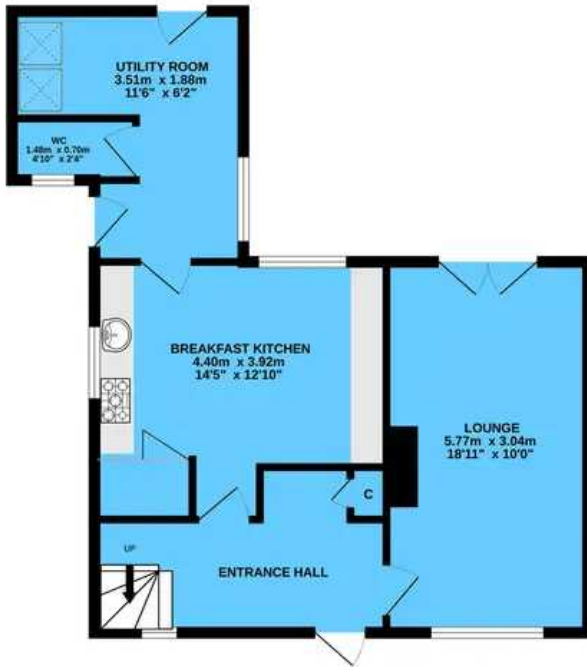
Services - mains gas and electricity. Broadband - Virgin.

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
49.2 sq.m. (530 sq.ft.) approx.



1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



2ND FLOOR
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 120.4 sq.m. (1296 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.

Made with Metropix ©2023

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

