



108 SWANSWELL ROAD, SOLIHULL, B92 7EZ

ASKING PRICE OF £275,000

EPC: C 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.

- Mid Terrace Residence
- Three Good Size Double Bedrooms
- Spacious Dual Aspect Lounge/Diner
- Sought After Area
- Breakfast Kitchen
- Newley Fitted Double Glazing
- Large Block Paved Driveway
- Garage





A spacious, well presented three bedroom residence situated in a sought after location. The property offers gas central heating and newly fitted modern double glazing. The accommodation briefly comprises; entrance hall, cloaks, dual aspect lounge/diner, breakfast kitchen, first floor landing, three good size double bedrooms, bathroom, separate wc, large block paved driveway, garage and enclosed rear garden.

**ENTRANCE HALL**

**CLOAKS CUPBOARD**

**SPACIOUS LOUNGE/DINER 21' 6" x 11' 0" (6.55m x 3.35m)**

with sliding patio doors leading to covered barbeque area with raised water feature

**BREAKFAST KITCHEN 11' 9" x 9' 5" (3.58m x 2.87m)**

**FIRST FLOOR LANDING** storage cupboard

**BEDROOM ONE 12' 0" x 11' 0" (3.66m x 3.35m)**

built-in wardrobes

**BEDROOM TWO 10' 8" max 7' 10" min x 9' 5" (3.25m 2.39m x 2.87m)**

built-in wardrobe

**BEDROOM THREE 11' 9" x 8' 4" (3.58m x 2.54m)**

built-in wardrobe

**BATHROOM** with one and half wide double ended bath with large head shower over one end

**SEPARATE WC**

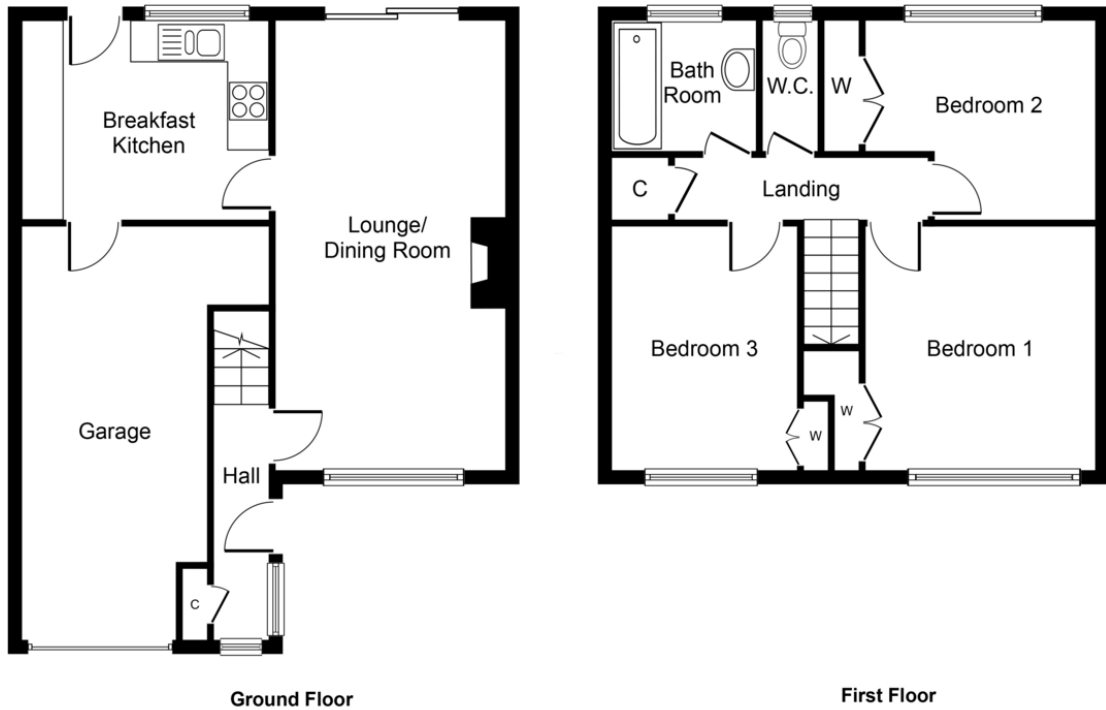
**LARGE BLOCK PAVED DRIVEWAY**

**GARAGE 19' 5" x 8' 6" (5.92m x 2.59m)**

**ENCLOSED REAR GARDEN**

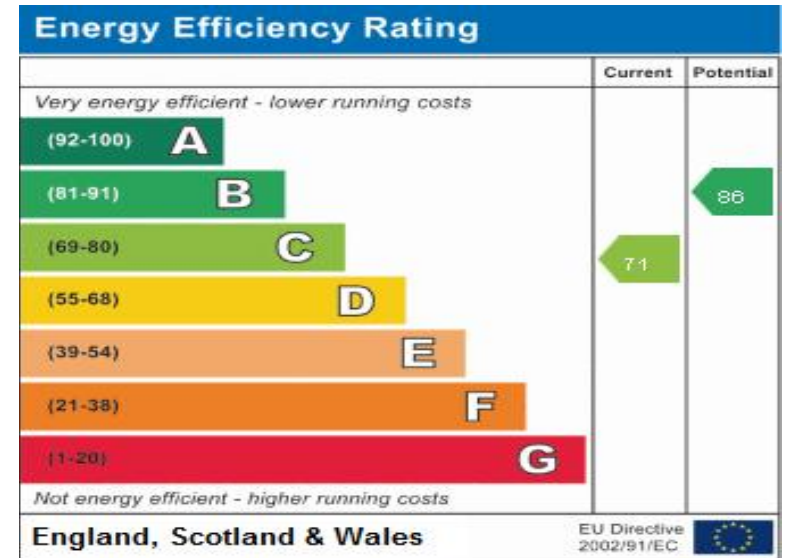


*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*



Approx. Gross Internal Floor Area 1.090 sq.ft. (101.2 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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