



Bourton Road, Solihull

Guide Price **£375,000**





PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this three bedroom semi detached in need of modernization. The property is offered to the market with NO UPWARD CHAIN, benefits from gas central heating, double glazing and has the added attraction of a large west facing rear garden. The accommodation briefly comprises of: entrance hall, two reception rooms, kitchen, utility area, three bedrooms, bathroom, separate WC, large garden and garage.

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.



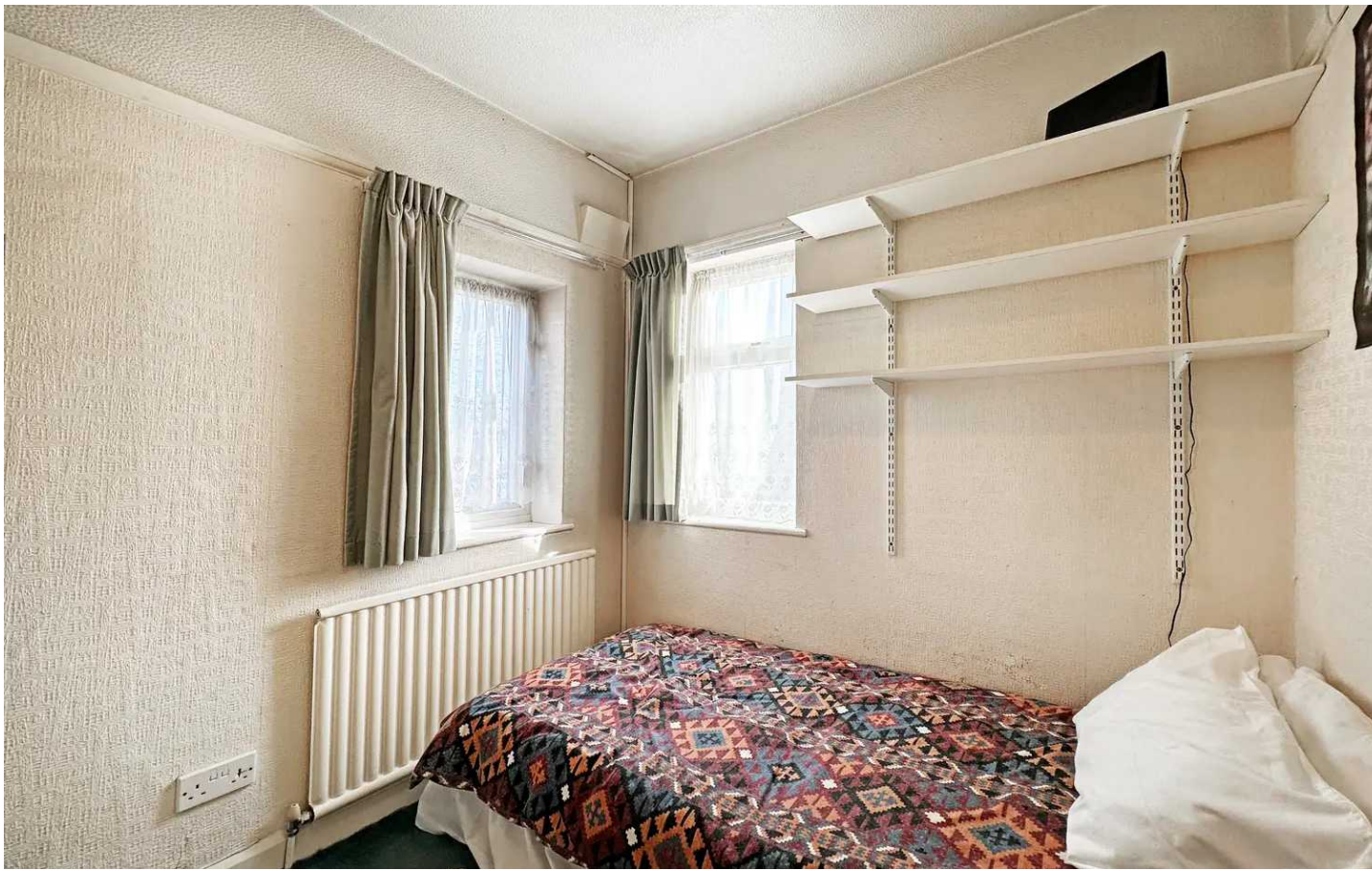


Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi Detached
- No Upward Chain
- In Need Of Modernization
- Spacious Entrance Hall
- Two Reception Rooms
- Kitchen
- Utility Area
- Garage
- Large Spacious Garden





ENTRANCE HALL

LIVING ROOM

15' 5" x 11' 7" (4.70m x 3.53m)

DINING ROOM

16' 2" x 10' 7" (4.93m x 3.22m)

KITCHEN

12' 8" x 8' 2" (3.86m x 2.50m)

UTILITY AREA

15' 9" x 7' 9" (4.79m x 2.36m)

WC

FIRST FLOOR

BEDROOM ONE

15' 4" x 11' 2" (4.67m x 3.41m)

BEDROOM TWO

16' 2" x 10' 7" (4.92m x 3.23m)

BEDROOM THREE

8' 3" x 6' 11" (2.51m x 2.11m)

BATHROOM

8' 2" x 6' 4" (2.50m x 1.92m)

SEPARATE WC

5' 5" x 2' 5" (1.64m x 0.74m)

TOTAL SQUARE FOOTAGE

Total floor area: 130.0 sq.m. = 1399 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

15' 5" x 7' 7" (4.71m x 2.30m)

LARGE GARDEN





ITEMS INCLUDED IN SALE

Cannon free standing cooker, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings and an aquarium tank.

ADDITIONAL INFORMATION

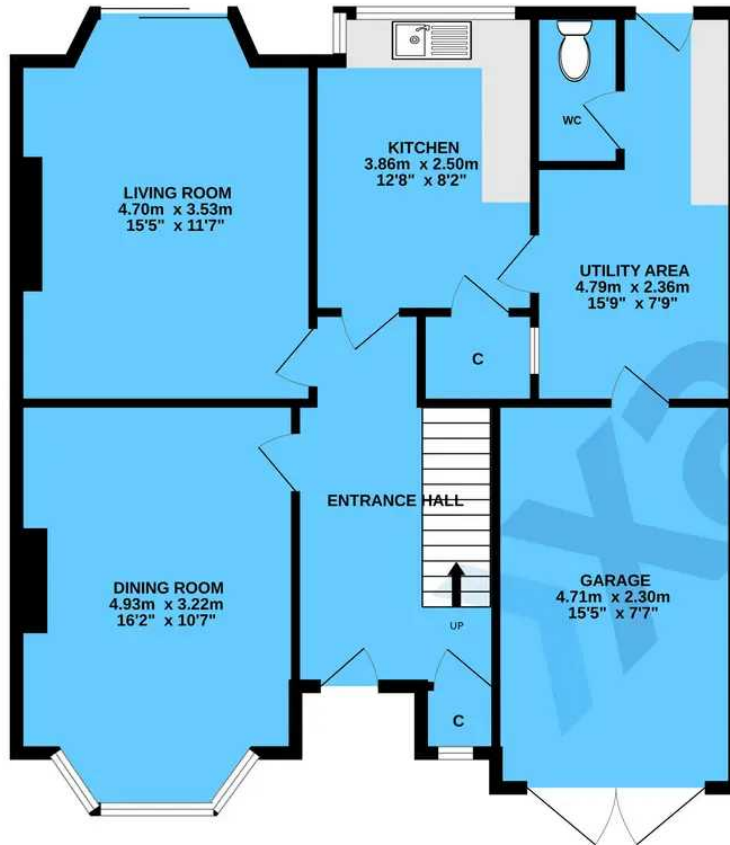
Services - mains gas, electricity and mains sewers.
Broadband - TalkTalk.

MONEY LAUNDERING REGULATIONS

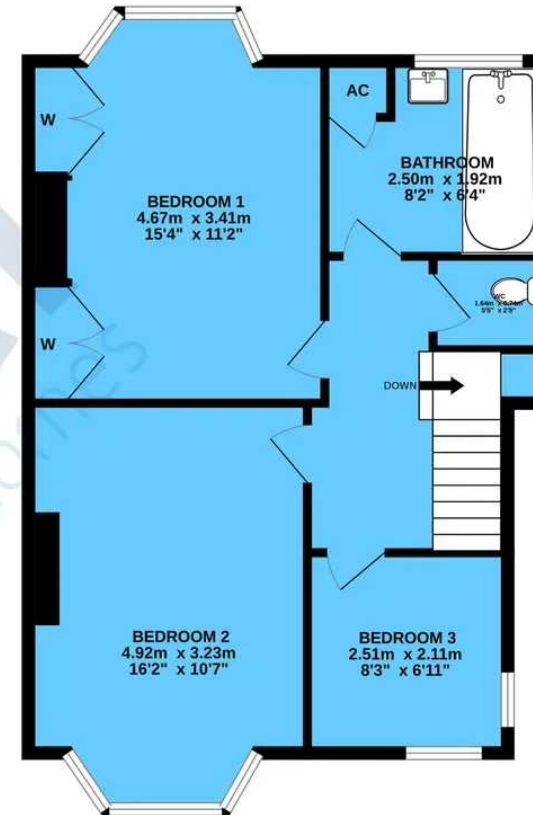
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 130.0 sq.m. (1399 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.

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