



Reservoir Road, Solihull

Guide Price £495,000





Reservoir Road

Solihull |

PROPERTY OVERVIEW

Situated in one of the most sought after locations, a fantastic opportunity to purchase this superb four bedroom extended semi detached which must be viewed internally to be appreciated. The property has been tastefully decorated throughout, benefits from gas central heating, double glazing and has the added attraction of a large open plan kitchen/dining/family room and a loft conversion for the fourth bedroom. The accommodation briefly comprises of: recessed porch, entrance hall, guest cloakroom, sitting room, kitchen/dining/family room with silestone quartz worktops throughout the kitchen area, utility room, study/home office, four bedrooms, family bathroom, off road parking to the front and rear garden.

Council Tax band: E

Tenure: Freehold

- No Upward Chain
- Large Open Plan Kitchen/Dining/Family Room
- Sitting Room
- Study/Home Office
- Downstairs WC
- Utility Room
- Private Garden





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.

ITEMS INCLUDING IN SALE

Two Zanussi integrated ovens, Zanussi integrated hob, Smeg extractor, AEG fridge, Bosch dishwasher, all carpets, all curtains, all blinds, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media.

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.





RECESSED PORCH

ENTRANCE HALL

GUEST CLOAKROOM

4' 11" x 2' 11" (1.50m x 0.88m)

SITTING ROOM

15' 7" x 10' 8" (4.74m x 3.24m)

KITCHEN/DINING/FAMILY ROOM

KITCHEN

13' 9" x 7' 8" (4.20m x 2.34m)

DINING/FAMILY ROOM

25' 9" x 10' 7" (7.84m x 3.23m)

UTILITY ROOM

13' 3" x 4' 11" (4.04m x 1.50m)

STUDY/HOME OFFICE

14' 9" x 7' 3" (4.50m x 2.20m)

FIRST FLOOR

BEDROOM ONE

15' 3" x 11' 7" (4.64m x 3.54m)

BEDROOM TWO

16' 0" x 10' 8" (4.89m x 3.25m)

BEDROOM THREE

6' 11" x 6' 8" (2.10m x 2.04m)

BATHROOM

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

SECOND FLOOR

BEDROOM FOUR

15' 11" x 14' 1" (4.85m x 4.30m)

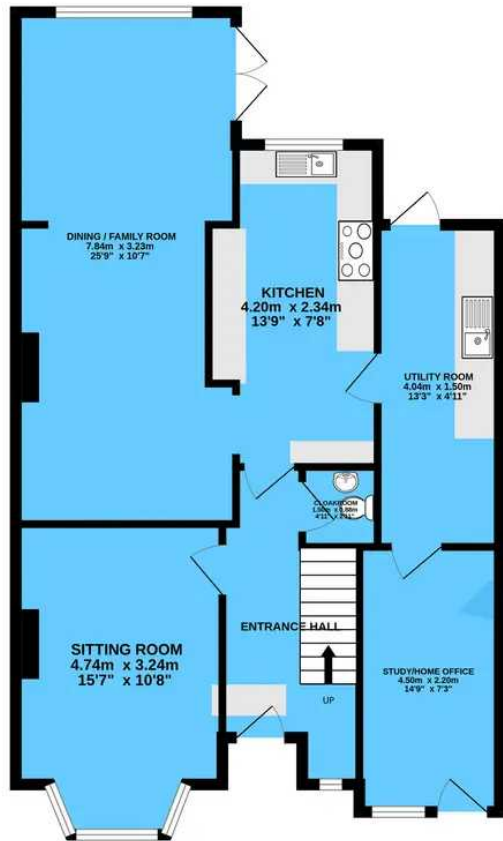
TOTAL SQUARE FOOTAGE

Total floor area: 149.0 sq.m. = 1604 sq.ft. approx.

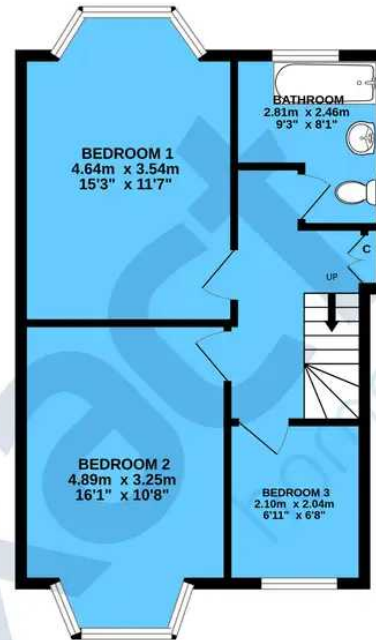




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 159.0 sq.m. (1711 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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