



41 ST. HELENS ROAD, SOLIHULL, B91 2DB

ASKING PRICE OF £575,000

EPC: D Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Detached Family Residence
- Three Bedrooms & Box Room
- Lounge & Dining Room
- Further Scope for Development (STPP)
- Sought After Location
- Breakfast Room & Kitchen
- Utility Room & Separate WC
- Superb Southerly Aspect Rear Garden



A three bedroom plus box room traditional style detached residence with further scope for development (STPP) enjoying a cul de sac position and situated within a sought after location. The property offers both double glazing and gas central heating. The excellent family living accommodation briefly comprises; open entrance porch, reception hall, guest wc, dining room, spacious lounge, breakfast room with walk in pantry, kitchen, Utility room, first floor landing, three good size bedrooms, box room, family bathroom, separate wc, fore garden, driveway, garage and superb southerly aspect rear garden. No Upward Chain.



OPEN ENTRANCE PORCH

RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM 15' 4" into bay x 12' 0" (4.67m x 3.66m)

LOUNGE 17' 0" x 12' 0" (5.18m x 3.66m)

BREAKFAST ROOM 13' 3" x 7' 8" (4.04m x 2.34m)

opening to:

KITCHEN AREA 9' 5" x 6' 8" (2.87m x 2.03m)

L SHAPE UTILITY AREA

FIRST FLOOR LANDING

BEDROOM ONE 17' 0" x 12' 0" (5.18m x 3.66m)

BEDROOM TWO 15' 7" into bay x 12' 0" (4.75m x 3.66m)

BEDROOM THREE 10' 1" x 10' 1" (3.07m x 3.07m)

door into:

BOX ROOM

FAMILY BATHROOM

SEPARATE WC

FORE GARDEN

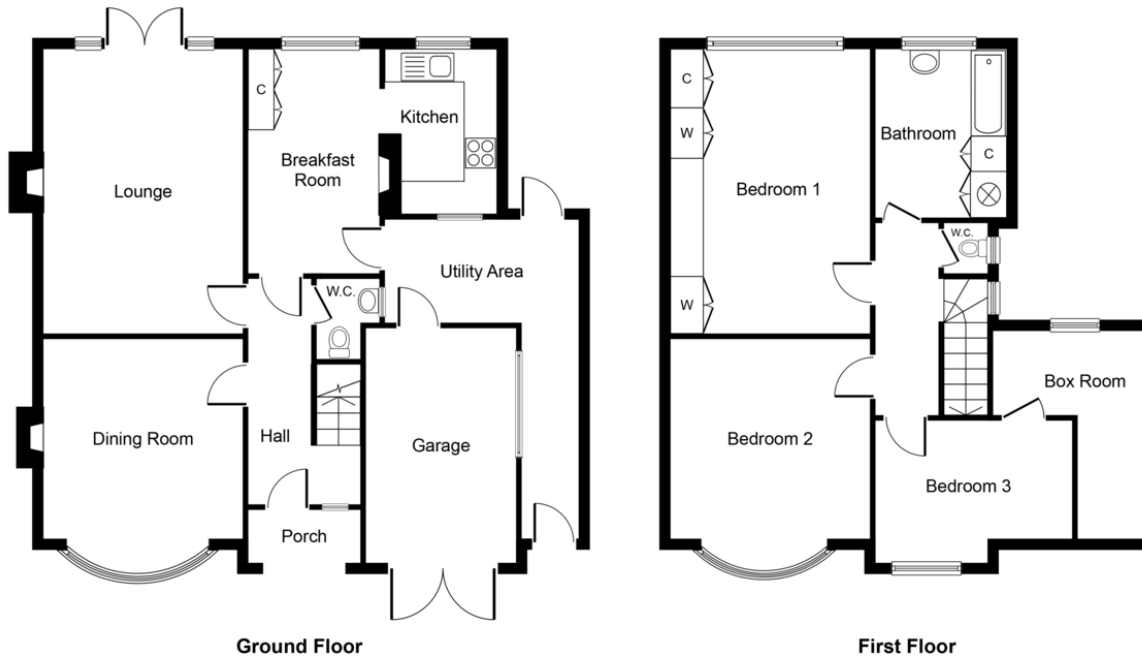
DRIVEWAY

GARAGE 15' 2" x 8' 3" (4.62m x 2.51m)

SUPERB SOUTHERLY ASPECT 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 1,639 sq. ft. (152.3 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	61	
(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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