



Irving Road, Solihull

Guide Price £259,950







#### PROPERTY OVERVIEW

A fantastic opportunity to purchase this three bedroom semi detached which would be ideal for a first time purchaser. The property has been recently redecorated throughout and benefits from gas central heating, double glazing and has the added attraction of NO UPWARD CHAIN. The accommodation briefly comprises of: enclosed porch, entrance hall, living room, dining room, kitchen, three bedrooms, bathroom, landscaped garden and useful storage cupboard to the side.

#### 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.

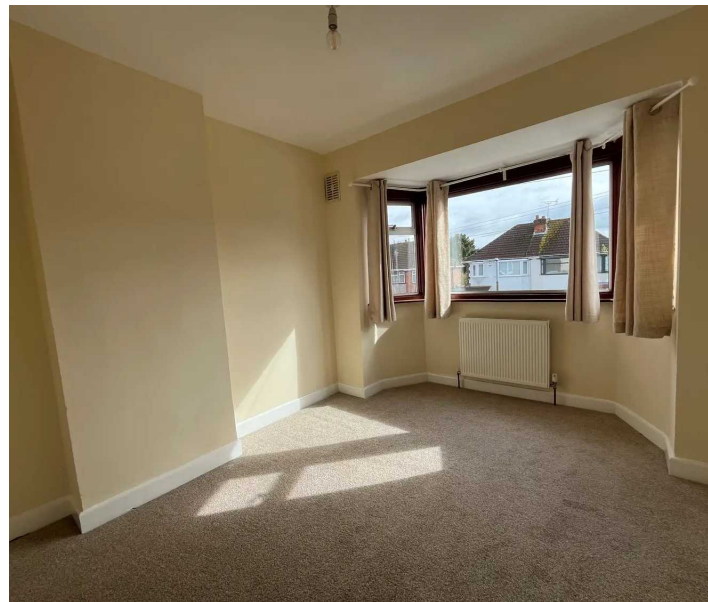




Council Tax band: C

Tenure: Freehold

- Ideal For A First Time Purchaser
- Three Bedroom Semi Detached
- No Upward Chain
- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Landscaped Garden







## **PORCH**

## **ENTRANCE HALL**

## **LIVING ROOM**

12' 9" x 9' 10" (3.88m x 3.00m)

## **DINING ROOM**

12' 5" x 9' 9" (3.78m x 2.97m)

## **KITCHEN**

16' 3" x 3' 9" (4.96m x 1.15m)

## **FIRST FLOOR**

## **BEDROOM ONE**

12' 7" x 9' 9" (3.83m x 2.98m)

## **BEDROOM TWO**

12' 4" x 9' 10" (3.77m x 3.00m)

## **BEDROOM THREE**

6' 9" x 6' 0" (2.05m x 1.82m)

## **BATHROOM**

6' 7" x 5' 11" (2.00m x 1.80m)

## **TOTAL SQUARE FOOTAGE**

Total floor area: 73.0 sq.m. = 786 sq.ft. approx.

## **OUTSIDE THE PROPERTY**

## **LANDSCAPED GARDEN**

## **USEFUL STORAGE CUPBOARD TO THE SIDE**

9' 9" x 4' 5" (2.98m x 1.34m)







#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, washing machine and all carpets.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

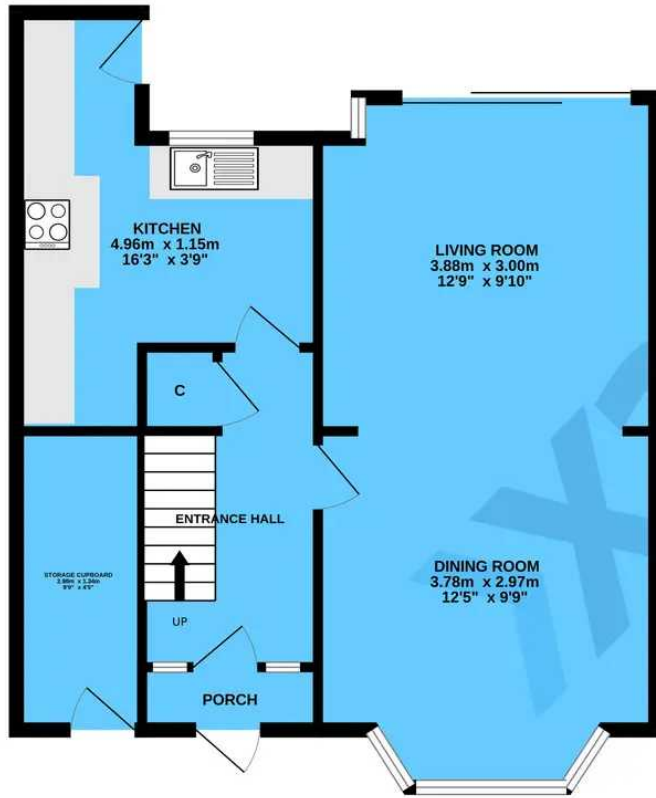
#### **MONEY LAUNDERING REGULATIONS**

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.

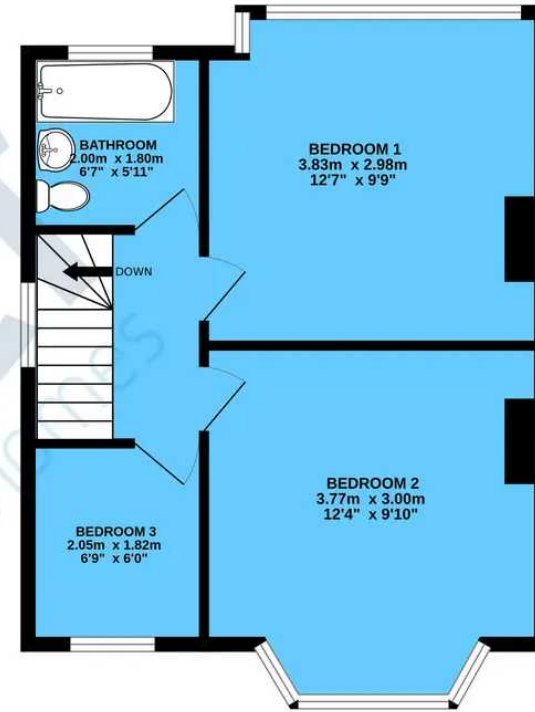




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 73.0 sq.m. (786 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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