



# Haseley Road, Solihull

Guide Price £490,000

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#### PROPERTY OVERVIEW

Situated in one of the most sought after locations in Solihull, an ideal opportunity to purchase this three bedroom extended detached which must be viewed internally to be appreciated. The property is being well maintained and benefits from gas central heating, double glazing and has the added attraction of a large extended breakfast/kitchen with doors leading out to a easy maintain South facing garden. The accommodation briefly comprises of: entrance hall, living room, dining room, extended breakfast/kitchen, downstairs wc, utility room, three double bedrooms, bathroom, useful storage and easy maintain South facing 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.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Extended Detached
- Sought After Location
- Spacious Lounge
- Dining Room
- Extended Breakfast/Kitchen
- Three Double Bedrooms
- Storage Space
- South Facing Easy Maintained Garden





**ENCLOSED PORCH**

**ENTRANCE HALL**

**GUEST WC**

**LOUNGE**

16' 8" x 10' 6" (5.09m x 3.2m)

**BREAKFAST/KITCHEN**

18' 0" x 7' 9" (5.49m x 2.35m)

**DINING ROOM**

10' 6" x 10' 6" (3.2m x 3.2m)

**UTILITY ROOM**

7' 12" x 7' 8" (2.43m x 2.33m)

**FIRST FLOOR**

**BEDROOM ONE**

13' 12" x 8' 3" (4.26m x 2.52m)

**BEDROOM TWO**

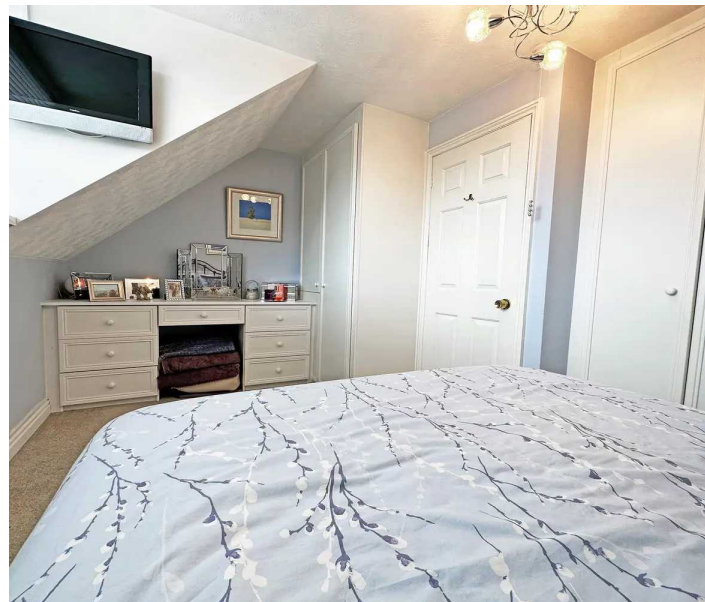
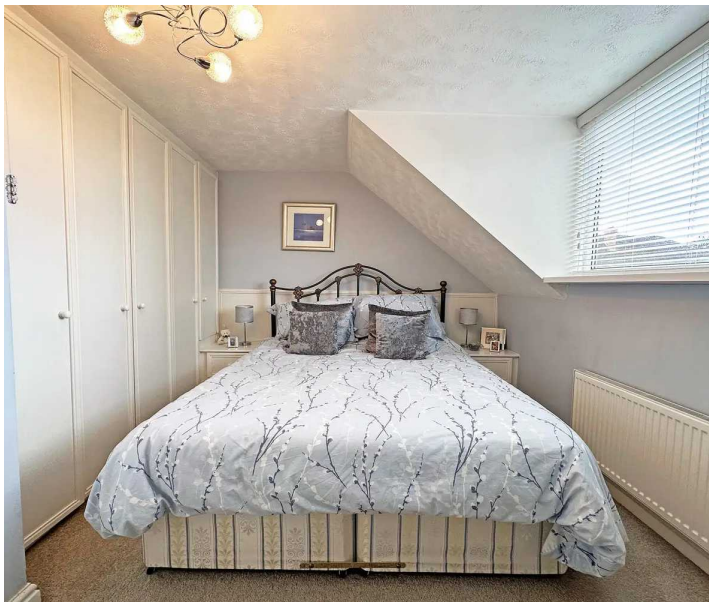
10' 6" x 10' 4" (3.2m x 3.14m)

**BEDROOM THREE**

10' 11" x 9' 8" (3.32m x 2.94m)

**BATHROOM**

10' 5" x 6' 8" (3.18m x 2.03m)





## **OUTSIDE THE PROPERTY**

### **STORE ROOM**

8' 3" x 7' 8" (2.52m x 2.33m)

### **SOUTH WEST FACING GARDEN**

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

Free standing cooker, integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, all curtains, all blinds and CCTV

### **ADDITIONAL INFORMATION**

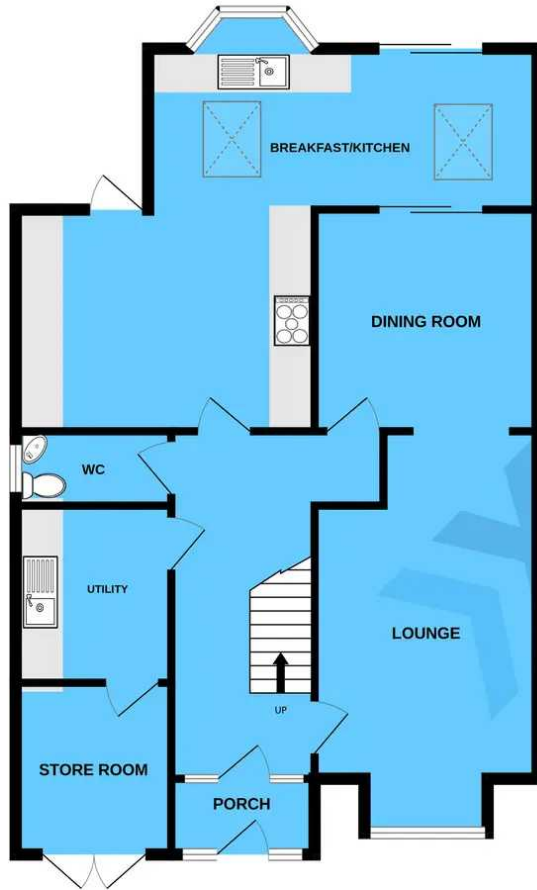
Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin. Loft Space: part boarded with ladder

### **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



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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