



32 RANGOON ROAD, SOLIHULL, B92 9DB

ASKING PRICE OF £385,000

EPC: C Council Tax Band: C



### 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.

- Outstanding Tastefully Modernised
- Extended Three Bedroom Traditional Semi Detached
- CH and UPVC Double Glazing
- Air Conditioning and Underfloor Heating
- Fully Fitted Modern Kitchen/Diner/Family Room
- Stylish Bathroom With walk-in Shower
- Ground floor Shower room /Wc
- Garden Games Room/Office/wc



An outstanding tastefully modernised extended three bedroom traditional semi-detached house situated in a sought after residential area. Benefitting from gas CH, underfloor heating, air conditioning, alarm and soundproofing. The accommodation briefly comprises; entrance porch, reception hall, front reception room, rear stunning extended open plan fully fitted modern kitchen/diner/family room with skylights and bi-fold patio doors, kitchen island, built in modern cooking appliances, side utility area, ground floor feature shower room/wc, partial garage storage, first floor landing, three bedrooms, stylish family bathroom/wc with walk-in shower, off-road parking to front, rear enclosed garden with a purpose-built games room/office (self-contained with WC). Overall, much thought has been applied to create a striking home which must be viewed to be appreciated.

## ENTRANCE PORCH

**RECEPTION HALLWAY** cloaks storage, under stairs storage

**FRONT LOUNGE/RECEPTION ROOM** 13' 9" x 9' 8" max (4.2m x 2.96m max)

round bay window to front

**REAR EXTENDED FULLY FITTED KITCHEN/DINER/FAMILY ROOM** 24' 0" x 17' 11" (7.331m x 5.480m)

a remarkable family space with dining area, seating area, fully fitted modern integrated kitchen with island, induction hob, oven, skylight windows, tiled floor with underfloor heating, full width bi-fold patio doors, air conditioning

## SIDE UTILITY AREA

**GROUND FLOOR SHOWER ROOM/WC** with modern stylish three piece suite

**ACCESS TO PART GARAGE** currently providing good storage facility

**FIRST FLOOR LANDING** air conditioning unit

**MASTER BEDROOM (FRONT)** 13' 9" max x 10' 0" (4.21m max x 3.059m)

feature round bay window with extended views, built-in wardrobes

**BEDROOM TWO (REAR)** 14' 4" max x 9' 10" (4.37m max x 3.004m)

double bedroom with built-in wardrobes

**BEDROOM THREE (FRONT)** 7' 11" x 5' 6" (2.428m x 1.679m)

**FAMILY BATHROOM/WC/WET ROOM** a stylish space with modern three piece suite plus walk-in shower area

**FORE COURT** extensive fore court for off road parking

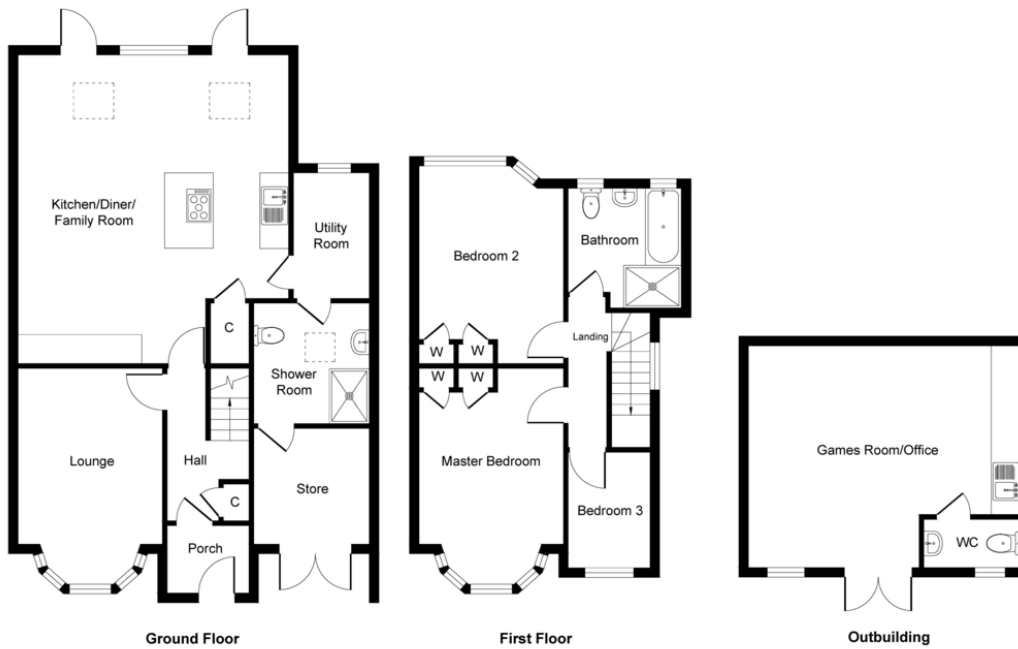
## ENCLOSED REAR GARDEN

**FEATURE PURPOSE BUILT GAMES ROOM/OFFICE** 18' 6" x 15' 0" (5.654m x 4.590m)

an exceptional self-contained space with air conditioning, fitted units, sink, separate low level flush wc and wash hand basin



*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 1,501 sq. ft. (139.41 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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