



52 ST. HELENS ROAD, SOLIHULL, B91 2DA

ASKING PRICE OF £599,950

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.

- Superb Prime Solihull Location
- Three Double Bedrooms
- Bathroom & En-suite
- Two Reception Rooms
- Large Feature Rear Garden
- Garage
- Driveway
- No Upward Chain



Situated in a prime residential area within Solihull, a particularly spacious three double bedroom traditional style detached residence enjoying a cul-de-sac location. The property requires some modernisation and offers excellent family living accommodation which briefly comprises; enclosed entrance porch, reception hall, two spacious reception rooms, dining room, conservatory, fitted kitchen, larder, utility area, ground floor wc, covered side access, first floor landing, three large bedrooms, family bathroom plus an en-suite shower room/wc. To the front are garden areas with a substantial block paved drive and integral garage. To the rear is a notably outstanding large enclosed garden mostly laid to lawn with patio areas. No upward chain. Must be viewed to appreciate the tremendous scope to create an ideal dwelling home.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

RECEPTION ROOM ONE 11' 11" x 11' 11" (3.636m x 3.652m)

RECEPTION ROOM TWO 11' 11" x 17' 0" (3.641m x 5.202m)

CONSERVATORY

KITCHEN 14' 0" x 7' 8" (4.288m x 2.356m)

DINING ROOM 13' 4" x 7' 11" (4.076m x 2.426m)

LARDER

UTILITY AREA

SEPARATE WC

FIRST FLOOR LANDING

MASTER BEDROOM 17' 1" x 11' 11" (5.212m x 3.646m)

fitted wardrobes

EN-SUITE

BEDROOM TWO 15' 6" x 11' 11" (4.728m x 3.639m)

BEDROOM THREE 15' 6" x 12' 4" (4.738m x 3.760m)

BATHROOM 7' 10" x 7' 4" (2.412m x 2.240m)

DRIVEWAY

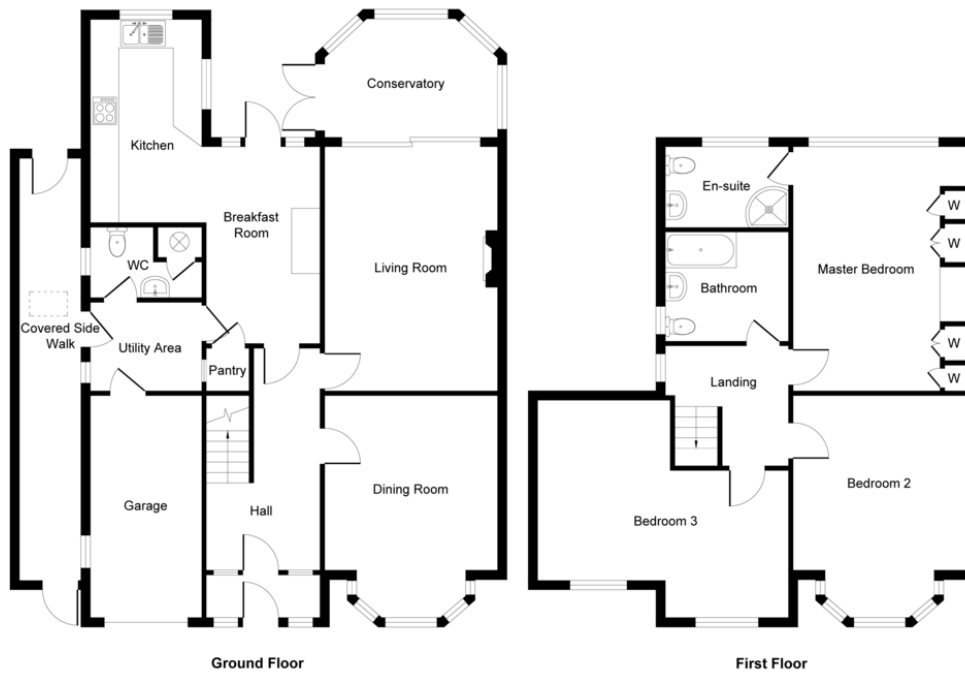
GARAGE

REAR LARGE ENCLOSED FEATURE 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 1,982 sq. ft. (184.12 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		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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