



33 Rangoon Road, Solihull, West Midlands, B92 9DB

- ⌘ Conveniently Situated
- ⌘ Three Bedrooms
- ⌘ Bath/Shower Room
- ⌘ Through Lounge Dining Room

- ⌘ Extended Kitchen
- ⌘ Store Area
- ⌘ Utility Room
- ⌘ Off-road Parking

£250,000



To view this property contact Hunters at 40 Station Road, Solihull, B91 3RX
Email: solihull@huntersgroup.co.uk

☎ **0121 709 0111**



ACCOMMODATION

This traditional semi-detached house is situated in a convenient location for many off the amenities in the area. There are a wide choice of shopping facilities along the A45 Coventry road in Sheldon and the A45 provides easy access to the M42 motorway, NEC and Birmingham International Airport and train station. Solihull town centre offers an excellent choice of shopping facilities including Touchwood and John Lewis department store. The property stands back from the road behind a law n fore garden and tarmacked driveway. Access is gained via a UPVC double glazed entrance door with side windows which leads through to the

ENCLOSED PORCH Tiled floor, double glazed door leading through to the

ENTRANCE HALL Laminate flooring, stairs off to the first floor, radiator, cloaks cupboard with hanging rail and leaded light stained glass window to the front.

THROUGH LOUNGE/DINING ROOM 28' 0 (into bay)" x 9' 9" (8.53m x 2.97m) UPVC double glazed bay window to the front with curved radiator beneath, inset log effect fire, UPVC sliding patio doors out to the rear garden, coving to ceiling, radiator and additional central heating radiator.

EXTENDED KITCHEN 12' 2" x 10' 2 (max)" (3.71m x 3.1m) Oak fronted base, wall and drawer units with curved edge work surfaces and tiled splash backs, UPVC double glazed box window overlooking the rear garden, UPVC double glazed door out to the rear garden, tiled floor, built-in Credaplan electric oven and grill with four ring hob and extractor over, integrated fridge freezer, ceiling spotlights, central heating radiator and opening through to the

STORE AREA 8' 5" x 5' 6" (2.57m x 1.68m) Tiled floor, under stairs storage space, ceiling spotlights and door through to the

UTILITY ROOM 7' 0" x 5' 6" (2.13m x 1.68m) Wall mounted Valiant combination boiler, UPVC double glazed door to the front, fitted work surface, sink drainer unit, storage cupboard beneath, ceramic tiled splash back, plumbing and space for washing machine and tumble dryer, central heating radiator and tiled floor.

FIRST FLOOR LANDING Frosted UPVC double glazed window to the side, loft hatch with pull down ladder to access loft space with florescent strip light.

BEDROOM ONE 14' 4 (into bay)" x 8' 0 (min)" (4.37m x 2.44m) Laminate flooring, UPVC double glazed bay window to rear and central heating radiator.

BEDROOM TWO 13' 9 (into bay)" x 10' 0" (4.19m x 3.05m) UPVC double glazed bay window to the front, central heating radiator and fitted wardrobes.

BEDROOM THREE 8' 2" x 5' 8" (2.49m x 1.73m) UPVC double glazed Oriel window to the front, central heating radiator, ceiling spot lights and laminate floor.

BATH/SHOWER ROOM 9' 9" x 8' 5" (2.97m x 2.57m) Re-fitted white suite comprising of panelled bath, mixer tap with shower head attachment, vanity unit with wash hand basin, WC, walk-in shower enclosure with thermostatic shower, PVC shower boards, ceramic tiled walls, laminate floor and chrome ladder style heated towel rail.

REAR GARDEN Enjoying a private aspect, laid law n, well stocked flower and shrubbery beds, paved patio area, panelled fencing to sides and rear and a garden shed.



GENERAL INFORMATION

VIEWING Solihull office – Tel: 0121 709 0111

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 709 0111 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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COUNCIL TAX www.voa.gov.uk

SCHOOLS www.solihull.gov.uk

PLANNING APPLICATIONS www.solihull.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk

Awaiting Floor Plan

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

