



*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](mailto:solihull@huntersgroup.co.uk)

☎ **0121 709 0111**



## ACCOMMODATION

This traditional semi-detached house is situated in a convenient location for many of 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 lawn front 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, cloak 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 Creda 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 fluorescent 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 lawn, well stocked flower and shrubbery beds, paved patio area, panelled fencing to sides and rear and a garden shed.

## Mortgages, conveyancing and surveys – all available at Hunters.



### 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.

**FUNDING** Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 0121 709 0111 to arrange to speak with an expert.

**PLEASE NOTE** In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

### USEFUL WEBSITES YOU SHOULD CHECK

**COUNCIL TAX** [www.voa.gov.uk](http://www.voa.gov.uk)

**SCHOOLS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

**PLANNING APPLICATIONS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

**LOCAL ENVIRONMENT** [www.maps.environment-agency.gov.uk](http://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.

