



22 Ulleries Road, Solihull, B92 8EF

Offers Around £310,000

A Larger Style Semi Detached House With Lengthy Rear Garden Abutting Jubilee Park
Offered With No Upward Chain And Benefiting From UPVC Double Glazing And Gas Central Heating

- Enclosed Porch
- Hallway
- Lounge With Intercommunicating Dining Room
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Separate Toilet
- Side Garage
- Off Road Parking

Ulleries Road joins Lyndon Road which gives access to both the A45 Coventry Road and the A41 Warwick Road where is sited Olton Railway Station offering services to Birmingham and beyond. Local bus services operate along Ulleries Road which also joins Hobs Moat Road where one will find a crescent of local shops together with Solihull Ice Rink and a choice of restaurants and takeaway outlets.

There are further shopping facilities along the A45 which gives access to the city centre of Birmingham and travelling in the opposite direction along here one will come to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Offered with no upward chain the property is set back from the road behind a tarmac driveway with steps leading up to the accommodation.

Enclosed Porch

Double glazed sliding door, further entrance door with obscure side window to hallway.

Hallway

Stairs to first floor with spindle balustrade, central heating radiator, doors to guest cloakroom lounge and dining room.

Guest Cloakroom

Low flush WC, central heating radiator.

Dining Room 14'9" into bay x 10'7" (4.50m into bay x 3.23m)



UPVC sealed unit double glazed bay window to front, central heating radiator, folding doors leading into lounge.

Lounge 14'0" x 10'6" (4.27m x 3.20m)



Double glazed sliding doors to rear garden, central heating radiator.

Kitchen 11'7" x 9'4" (3.53m x 2.84m)



Range of white fronted wall, drawer and base units with work surface over, one and a half bowl sink unit with drainer and mixer tap, brick set tiling to splashback areas, integrated oven with gas hob and extractor over, breakfast bar, central heating radiator, double glazed window to rear, door to utility room.

Utility Room 14'6" x 4'8" (4.42m x 1.42m)

UPVC sealed unit double glazed door to rear garden, access to garage, wall mounted Vaillant gas fired central heating boiler, central heating radiator, plumbing for washing machine.

Garage 15'9" x 8'8" (4.80m x 2.64m)

Up and over door to front.

Landing

Obscure UPVC sealed unit double glazed window on the turn, access to loft space, doors to three bedrooms, bathroom and separate toilet.

Bedroom 1 15'1" x 10'6" (4.60m x 3.20m)



UPVC sealed unit double glazed bay window to front, central heating radiator.

Bedroom 2 11'5" x 10'7" (3.48m x 3.23m)



UPVC sealed unit double glazed window to rear, central heating radiator.

Bedroom 3 7'7" x 5'11" (2.31m x 1.80m)

UPVC sealed unit double glazed window to front, central heating radiator.

Bathroom



Bath, corner shower tray with sliding door and mains shower over, wash hand basin with vanity unit beneath, wall mounted ladder style heated towel rail, tiling to full height, obscure UPVC sealed unit double glazed window to rear.

Separate Toilet

Low flush WC, obscure UPVC sealed unit double glazed window to side.

Rear Garden



The lengthy rear garden abuts Jubilee Park and has a paved patio area, remainder laid mainly to lawn, shed and hedged boundaries.

Floor Plan



LOCATION
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge and at the second set of traffic lights turn right into Richmond Road. Continue along and at the mini roundabout turn right into Lyndon Road and take the second turning on the right into Ulleries Road where the property will be found on the right hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.