



9 HARVARD ROAD, SOLIHULL, B92 8ET
PURCHASE PRICE £274,950





PROPERTY OVERVIEW

Situated in a most popular location an ideal opportunity to purchase this superb three bedroom extended semi detached which must be viewed internally to be appreciated. The property benefits from gas central heating, UPVC double glazing and has the added attraction of a large ground floor full width extension to the rear offering an open plan kitchen/dining sitting room. This property also enjoys a large south facing rear garden, has easy access to local shops, schools and public transport, the M42 motorway, Birmingham International airport and railway station. The accommodation briefly comprises of:- enclosed porch, entrance hall, guest cloakroom, front reception room, superb open plan kitchen/dining/sitting room, three bedrooms, modern refitted shower room and large south facing rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway.

ENCLOSED PORCH

With UPVC double glazed door and further door giving access through to:-

ENTRANCE HALL

With feature oak flooring, central heating radiator, coloured leaded light front door, staircase to the first floor, central heating thermostat and leading to:-

GUEST CLOAKROOM

With low flush wc, vanity wash basin with cupboard beneath and UPVC obscure glazed window.

RECEPTION ROOM ONE/BEDROOM (FRONT)

12' 3" x 8' 9" (3.74m x 2.68m) Having a feature fireplace with cast iron inset, UPVC double glazed bay window, central heating radiator and power points.



LARGE OPEN PLAN KITCHEN/DINING/SITTING ROOM

FITTED KITCHEN

20' 0" x 8' 1" (6.12m x 2.47m) Having an extensive range of luxury fitted units comprising of an inset circular stainless steel sink with mixer tap and side drainer, cupboards beneath, a range of base and wall cupboards, space for a Range cooker, integrated dishwasher, freezer, wine cooler, larder cupboard, wall cupboard housing the Worcester gas central heating boiler, UPVC double glazed window, Velux roof light, tiled floor and open aspect leading through to:-

SITTING/DINING ROOM

24' 9" x 9' 7" (7.55m x 2.94m) Having a double glazed Velux roof light with window blind, UPVC double glazed windows with French doors leading out to the rear garden, two central heating radiators, TV point and power points.

FIRST FLOOR

Approached via the staircase from the entrance hall.

LANDING

With hatch to the roof space with loft ladder and leading to:-

BEDROOM ONE (REAR)

13' 5" x 9' 11" (4.10m x 3.04m) UPVC double glazed bay window, central heating radiator, picture rail and power points.

BEDROOM TWO (FRONT)

12' 2" x 10' 1" (3.73m x 3.09m) Central heating radiator, UPVC double glazed window, picture rail and power points.

BEDROOM THREE (FRONT)

7' 4" x 5' 6" (2.24m x 1.69m) UPVC double glazed window, central heating radiator and power points.



MODERN REFITTED SHOWER ROOM

Being fully tiled, having a large walk in double shower cubicle with power shower, vanity wash basin with cupboard beneath, low flush wc. tiled floor, heated towel rail, recessed lighting and UPVC obscure glazed window.

OUTSIDE

REAR GARDEN

The property enjoys a superb large south facing rear garden, having a two tiered lawn, feature decked area,





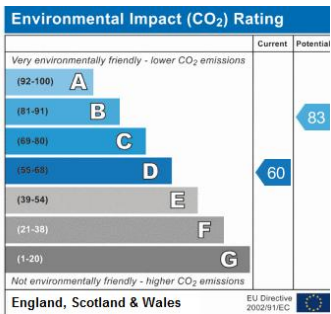
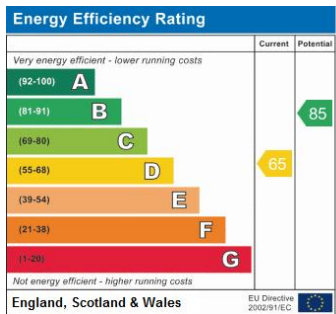


shrubs, evergreens and double opening gates to the rear
ideal for a garage or large shed subject to planning
permission.

TENURE
Freehold

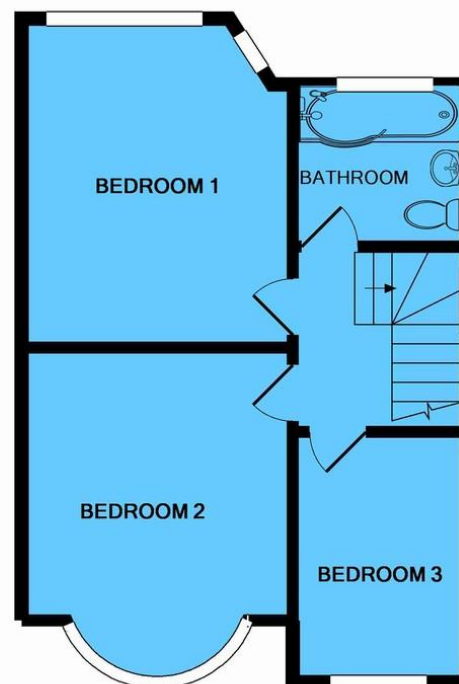
VIEWING
Via Xact Homes on 0121 712 6222.

COUNCIL TAX
Council Tax Band C





GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2015