



Baddesley Road

Solihull, B92 7LP

- Three Bedroom Semi Detached
- Requiring Modernisation
- No Upward Chain
- Through Lounge/Dining Room

£229,950

EPC Rating '64'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property stands back from the road behind a lawned fore-garden with shrubbery beds and path.

Access is gained via a double glazed entrance door leading through to



Hall

With stairs off to the first floor, under-stairs storage cupboard, radiator and doors off to

Lounge/Dining Room

19' 4" x 10' 5" (5.89m x 3.18m) Having a double glazed bow window to the front, two radiators, coving to ceiling, dado rail and double glazed sliding patio door to the rear garden.

Kitchen

12' 3" x 8' 1" (Min) (3.73m x 2.46m) Having a UPVC double glazed window to side and door with side window to the rear garden, central heating radiator, ceramic tiled splash-backs, base, wall and drawer units, roll-top work surfaces, sink drainer unit with mixer tap, built-in oven with four ring hob, wall mounted grill.

First Floor Landing

With double glazed window to the front, frosted circular window, airing cupboard and loft hatch.

Bedroom One

12' 7" x 8' 9" (Min) (3.84m x 2.67m) Having a radiator, coving to the ceiling, double glazed window to rear and fitted wardrobe.

Bedroom Two

10' 3" x 8' 2" (3.12m x 2.49m) Having a double glazed window to the rear, radiator, coving and fitted wardrobe.

Bedroom Three

10' 5" x 6' 5" (3.18m x 1.96m) Having a double glazed window to the front, radiator and coving to ceiling,.

Bathroom

5' 5" x 4' 5" (1.65m x 1.35m) Having a panelled bath with thermostatic shower over, ceramic tiled walls, pedestal wash hand basin, chrome heated towel rail, coving to ceiling, frosted double glazed window to the side and tiled floor.

Separate WC

With tiled floor, half height tiled walls, WC, coving to ceiling and frosted double glazed window to the side.

Garden

The garden enjoys a private aspect to the rear with full width patio area, gated side passage,



shaped lawn with flower border, fencing to the sides and conifer trees giving privacy to the rear.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges

