



291 Hobs Moat Road, Solihull, B92 8JR

Offers Around £289,950

A Deceptively Spacious Three Bedroom Semi Detached House With Loft Conversion
And Extended Ground Floor Accommodation

- Driveway Parking ▪ Recessed Porch ▪ Hallway ▪ Through Living Room ▪ Kitchen
- Three Bedrooms ▪ Bathroom ▪ Garage To Rear ▪ UPVC Double Glazing ▪ Gas Central Heating

Hobs Moad Road links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find an abundance of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs. Travelling away from Birmingham along the A45 passing Hatchford Brook golf course one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a good selection of shops in Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets and behind which is a local library, doctors surgery and fitness centre.

This traditional style semi-detached house has been extended to incorporate larger ground floor accommodation and a loft conversion now offering three double bedrooms. It is neatly presented and is set back from the road behind a block paved driveway and side foregarden leading to the accommodation.

Recessed Porch

Entrance door with side windows leading to the hallway.

Hallway

Stairs to first floor with storage cupboard under, central heating radiator, laminate flooring, doors to through living room and kitchen.

Extended Living Room 33'5" into bay x 9'11" (10.19m into bay x 3.02m)



UPVC sealed unit double glazed bay window to front, UPVC sealed unit double glazed window to rear and matching door to garden, three central heating radiators, laminate flooring, door to kitchen.



Extended Kitchen 17'2" x 5'6" (5.24m x 1.67m)



Range of pine fronted wall, drawer and base units with work surface over, one and a half bowl sink unit with drainer and mixer tap, integrated oven with hob and extractor hood over, tiled splashbacks, tiled floor, central heating radiator, UPVC sealed unit double glazed windows to side and rear.

Landing

Obscure UPVC sealed unit double glazed window on the turn, UPVC sealed unit double glazed window to front, central heating radiator, door to two bedrooms and bathroom.

Bedroom Two 13'5" x 9'10" to wardrobes (4.09m x 3.00m to wardrobes)



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

Bedroom Three 12'2" into bay x 9'10" (3.71m into bay x 3.00m)



UPVC sealed unit double glazed bay window to front, fitted wardrobes with sliding doors, central heating radiator.

Bathroom



Panelled bath with mains shower over, pedestal wash hand basin, low flush WC, tiling to full height, tile effect flooring, chrome effect heated towel rail, obscure UPVC sealed unit double glazed window to rear.

Second Floor Landing

UPVC sealed unit double glazed window to rear, door to bedroom.

Bedroom One 15'8" x 9'10" (4.78m x 3.00m)

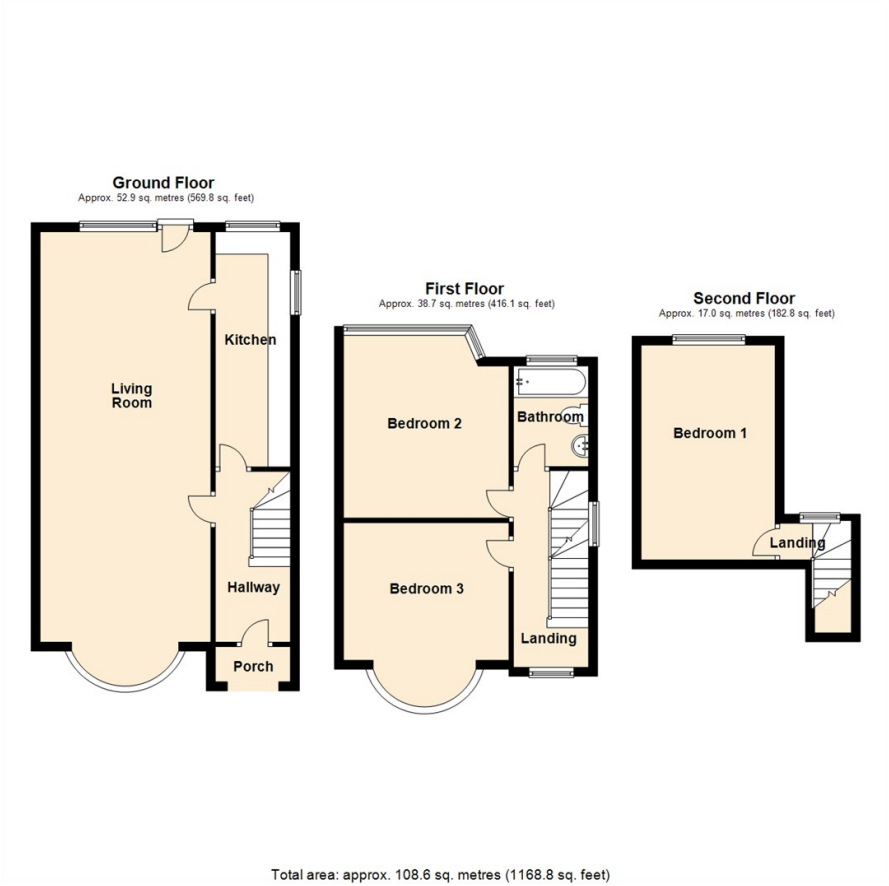


UPVC sealed unit double glazed window to rear, double glazed sky light window to front, central heating radiator.

Rear Garden

The rear garden has a paved patio area, remainder laid mainly to lawn, hedged and fenced boundaries, well stocked shrubbery borders, pedestrian gateway access to side and rear and access to rear garage.

Floor Plan



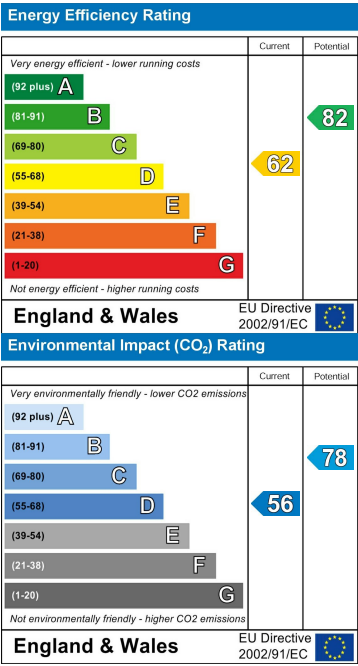
LOCATION
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works, straight on at the traffic island into Hobs Moat Road, straight on at the next traffic island, a continuation of Hobs Moat Road and near left into the service road where the property will be found on the left 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.