



45 Heaton Road

Solihull, B91 2EA

Asking Price of £445,000



*AN EXTENDED, BEAUTIFULLY PRESENTED THREE DOUBLE
BEDROOM + BOX ROOM TRADITIONAL STYLE SEMI DETACHED
RESIDENCE SITUATED IN A SOUGHT AFTER LOCATION.*

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.



An extended, beautifully presented three double bedroom + box room traditional style semi detached residence situated in a sought after location. The property benefits from having gas central heating and double glazing. The excellent family living accommodation briefly comprises; enclosed entrance porch, reception hall, cloaks cupboard, guest wc, dining room, lounge, superb dining kitchen, inner lobby, first floor landing, three double bedrooms, box room, large family bathroom/wc, block paved driveway, garage and large enclosed rear garden. No Upward Chain.





- Extended Semi Detached Residence
- Three Double Bedrooms + Box Room
- Lounge & Dining Room
- Superb Dining Kitchen
- Large Rear Garden
- Garage & Block Paved Driveway
- Guest Cloakroom/wc

ENTRANCE PORCH

ENTRANCE HALL

CLOAKS CUPBOARD

DINING ROOM 16' 5" into bay x 10' 10" (5m x 3.3m)

LOUNGE 15' 4" x 11' 5" into recess (4.67m x 3.48m)

DINING KITCHEN 15' 2" x 13' 6" (4.62m x 4.11m)

LOBBY

FIRST FLOOR LANDING

BEDROOM ONE 17' 1" into bay x 11' 0" (5.21m x 3.35m)

BEDROOM TWO 15' 6" into bay x 11' 8" (4.72m x 3.56m)

BEDROOM THREE 9' 1" x 8' 4" (2.77m x 2.54m)

FAMILY BATHROOM/ WC

BLOCK PAVED DRIVEWAY

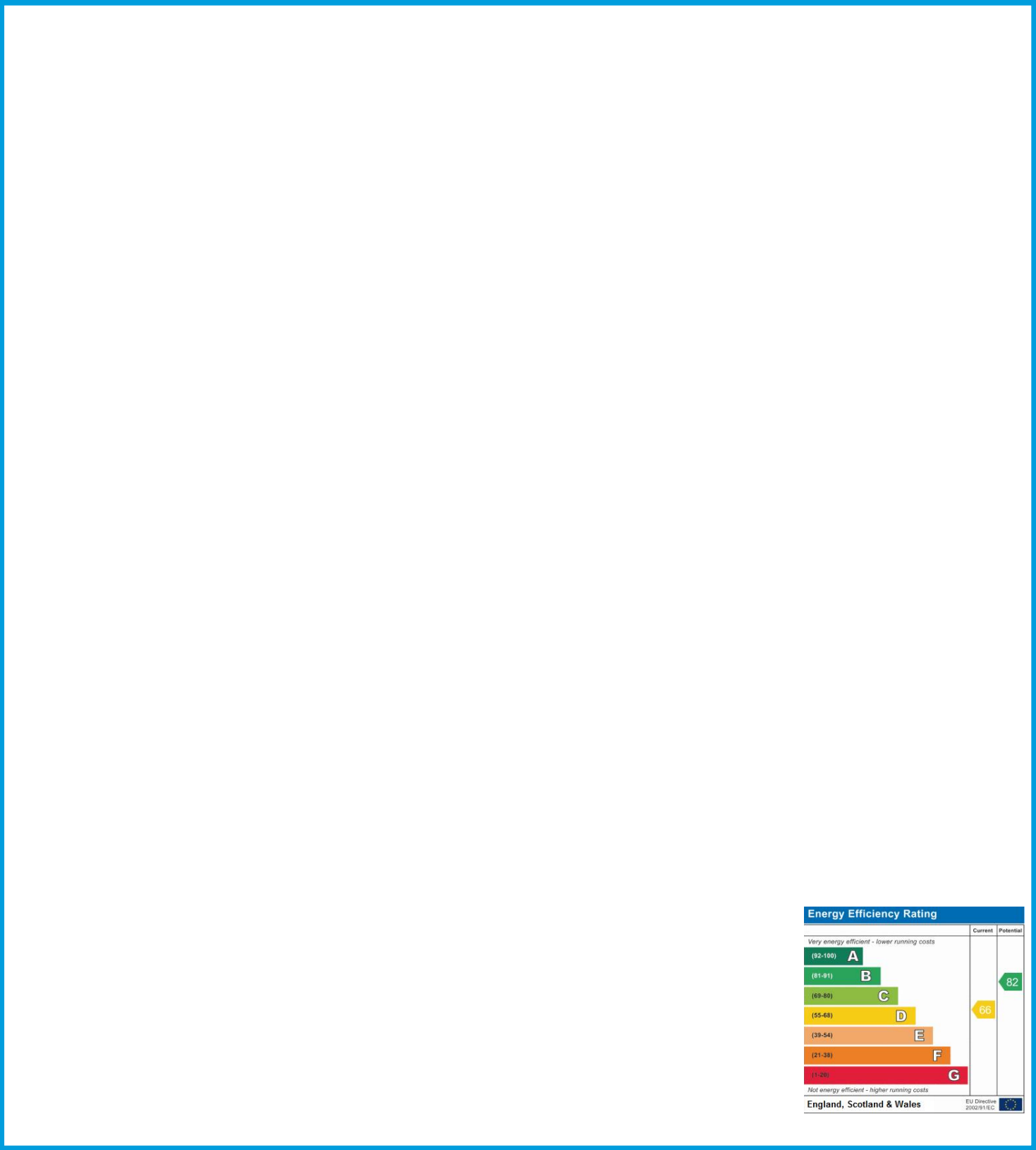
GARAGE 15' 0" x 7' 5" (4.57m x 2.26m)

ENCLOSED REAR GARDEN



TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



IMPORTANT INFORMATION
These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.