

# JOHN EARLE

19 Ulleries Road Solihull, West Midlands B92 8DX Offers In Excess Of £250,000 A three bedroom traditional semi detached property situated in a popular location, close to local schools and amenities. The property offers both gas central heating and UPVC double glazing. This excellent family living accommodation briefly comprises; entrance porch, reception hall, dining room, lounge, kitchen, double glazed veranda incorporating utility space, W.C and separate shower room, side and rear gardens, garage. Scope for modernisation and extension subject to planning permission.

A wrought iron gate opens onto a paved pathway leading up through the flower beds on either side to the UPVC double glazed door into:-

#### **Enclosed Porch**

Housing electricity and gas consumer unit.

#### Hall

#### 13'1" x 5'10" (4 x 1.8)

Stairway leading up to first floor. Door to large under stairs storage cupboard which houses the water meter and shelving, UPVC double glazed window to side, radiator.

#### Living Room

#### 14'5" into bay x 10'5" (4.4 into bay x 3.2)

With UPVC double glazed bay window overlooking the front garden. Gas convector fire and radiator.

#### Dining Room (Rear)

### 13'5" into square bay x 10'5" (4.1 into square bay x 3.2)

With gas convector fire. UPVC double glazed windows with views over the rear garden and radiator.

#### **Kitchen**

#### 9'2" x 7'6" (2.8 x 2.3 )

Well fitted with two runs of roll edged laminate worktop with inset stainless steel sink unit with swing mixer tap. Cupboards and drawers under. Fitted four ring gas hob, combination oven and electric grill under. Extractor over hob. Range of wall cupboards. Fitted Potterton wall mounted gas fired central heating and hot water boiler. Fully glazed door into:-

#### Double Glazed Veranda 23'3" x 8'2" max (7.1 x 2.5 max )

L shaped with door to the front garden and a door to storage cupboard with shelves. Plumbing for washing machine and half glazed door to the gardens and pathway leading up to the garage.

#### First Floor, Central Landing

Hatch to roof space, UPVC double glazed window, doors to:-

#### WC

#### 2'11" x 1'3" (0.9 x 0.4 )

With low flush suite and UPVC obscure double glazed window to side.

#### Shower Room

#### 9'2" x 5'6" (2.8 x 1.7 )

With wash hand basin in vanity unit, corner shower with slide around glazed doors and fitted Triton electric shower control. Door to linen storage cupboard. UPVC double glazed window to rear and radiator.

#### Bedroom 1 (Rear)

#### 11'5" x 10'5" (3.5 x 3.2)

UPVC double glazed window giving views over the rear garden, radiator.

#### Bedroom 2 (Front)

10'5" x 15'1" into bay (3.2 x 4.6 into bay ) Substantial range of built in wardrobes with UPVC double glazed window overlooking the garden to the front and radiator.

#### Bedroom 3 (Front)

0'11" x 5'10" (0.3 x 1.8) UPVC double glazed window overlooking gardens to front and radiator.

#### Side and Rear Gardens

Mainly laid to lawn with paved patio leading to brick base garage.

#### Garage

#### 18'0" x 8'10" (5.5 x 2.7)

Sectional garage with concrete floor, up and over door to driveway giving access to Eastbury Drive.

#### Other Information

Services:

Mains electricity, gas, water and drainage are connected to the property

Council Tax: Solihull Council:- Band D

#### Tenure:

The property is freehold. Vacant possession will be given upon completion of the sale.

#### Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

#### Viewina:

Strictly by prior appointment with John Earle (01564 794343)











## **JOHN EARLE**

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