



307 Hobs Moat Road, Solihull, B92 8JS

Offers Around £220,000

A Traditional Style Three Bedroom Extended Semi Detached House With Driveway Parking
Offered With No Upward Chain And Requiring Some Modernisation

- UPVC Double Glazing
- Gas Central Heating
- Enclosed Porch
- Hallway
- Guest Cloakroom
- Lounge
- Extended Dining Kitchen
- Three Bedrooms
- Shower Room
- Driveway Parking

Hobs Moat Road links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find a good choice 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 crescent of shops in Hobs Moat together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This traditional style semi-detached house has been extended to the ground floor and although benefiting from UPVC double glazing and gas central heating the property is in need of some modernisation. It is set back from a service road and driveway leading to the accommodation.

Enclosed Porch

Double glazed sliding entrance door, further entrance door to hallway.

Hallway

Stairs to first floor with spindle balustrade, central heating radiator, doors to lounge, guest cloakroom and extended breakfast kitchen.

Lounge 23'7" into bay x 9'7" (7.19m into bay x 2.92m)



UPVC sealed unit double glazed bay window to front, two central heating radiators, glazed doors to dining kitchen.

Extended Dining Kitchen 17'10" max / 5'2" x 24'0" max / 12'11" / 9'8" (5.44m max / 1.57m x 7.32m max / 3.94m / 2.95m)



Range of wall, drawer and base units with work surface over, sink unit with drainer and mixer tap, tiled splashbacks, tiled floor, central heating radiator, UPVC sealed unit double glazed window to rear, UPVC sealed unit double glazed patio door to rear garden.

Covered Side Access

Door to front and door to guest cloakroom.

Guest Cloakroom

Low flush WC, wash hand basin, central heating radiator.

Landing

Obscure UPVC sealed unit double glazed window on the turn, doors to three bedrooms and shower room.

Bedroom One 10'3" x 9'7" (3.12m x 2.92m)



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

Bedroom Two 12'10" into bay x 9'7" (3.91m into bay x 2.92m)



UPVC sealed unit double glazed bay window to front, central heating radiator.

Bedroom Three 6'8" x 5'2" (2.03m x 1.57m)



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

Shower Room



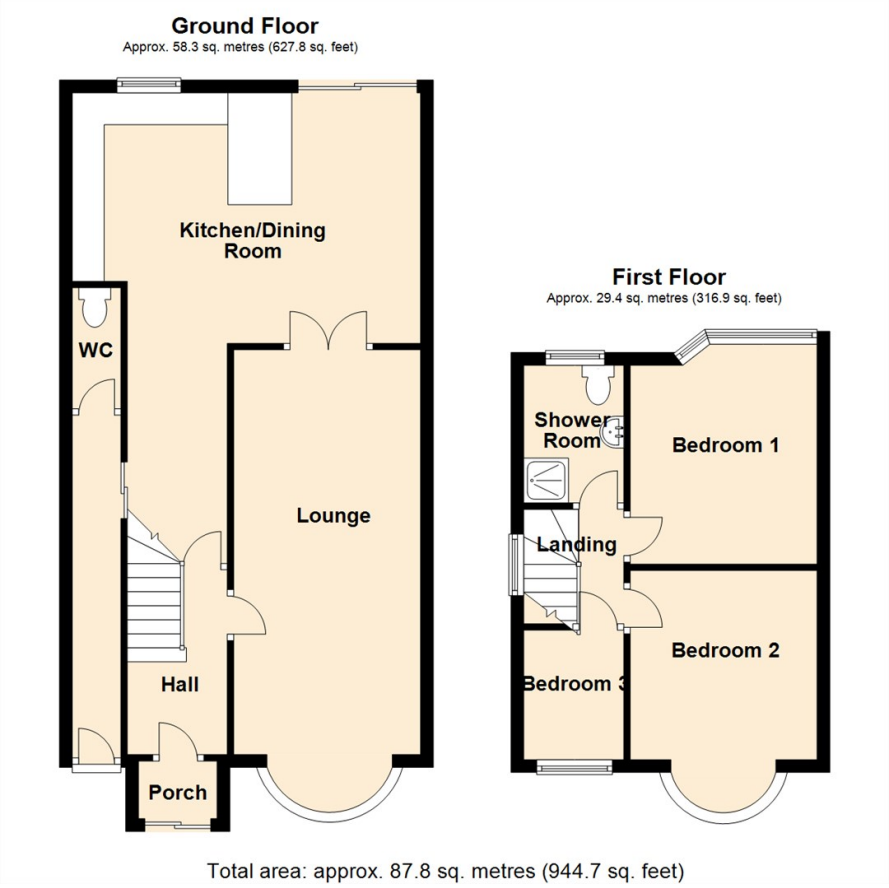
Shower cubicle with electric shower, pedestal wash hand basin, low flush WC, obscure UPVC sealed unit double glazed window to rear.

Rear Garden



The rear garden is laid mainly to lawn with shrubbery borders.

Floor Plan



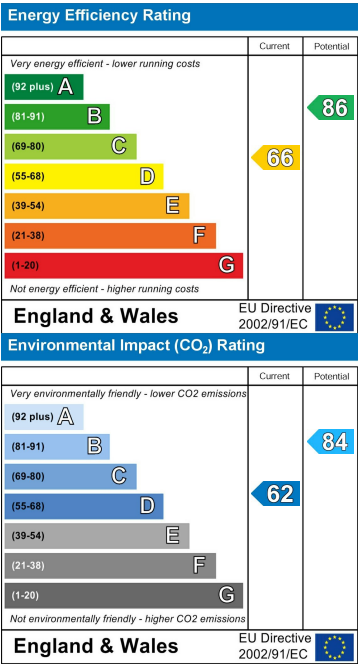
LOCATION
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic light junction by Jaguar Land Rover works, straight on at the traffic island into Hobs Moat Road, proceed past the crescent of shops, take the second exit at the next traffic island, a continuation of Hobs Moat Road and turn 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 firms employment has the authority to make or give any representation or warranty in respect of the property.