



Hobs Moat Road

Solihull, B92 8PF

- Spacious Semi-Detached Home Requiring Modernisation
- No Chain
- Three Good Sized Bedrooms
- Lounge & Adjoining Dining Room

£275,000

EPC Rating 'TBC'





Property Description

DRAFT DETAILS

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 deep tarmac driveway with lawned fore-garden and hedged boundary. Access to the property is gained via a mahogany effect UPVC double glazed entrance door leading through to



Hall

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

Lounge

14' 1" (Max) x 13' 6" (Into Bay) (4.29m x 4.11m)
Having radiator, UPVC double glazed leaded light bay window to rear, open fire with brick surround and archway through to

Dining Room

12' 0" x 9' 9" (3.66m x 2.97m) With UPVC double glazed bow window to the front and a central heating radiator.



Kitchen

11' 3" x 7' 7" (3.43m x 2.31m) Having fitted base, wall and drawer units with roll-top work-surfaces and tiled splash backs, Zanussi electric oven with four ring gas hob, sink drainer unit, Kingfisher MF Potterton central heating boiler and a UPVC double glazed door to

Covered Side Passage/Utility Area

With polycarbonate roof, door to the rear garden, plumbing for washing machine, UPVC double glazed window to the rear, outside toilet, access to the garage and door to the front driveway.



First Floor Landing

The landing is approached via the dog-leg stairs leading from the hallway, having UPVC double glazed obscured window to the side, UPVC double glazed leaded light window to the front and doors leading off to

Bedroom One

14' 2" (Incl Wardrobe) x 11' 5" (4.32m x 3.48m)
Having a built-in wardrobe, central heating radiator and a UPVC double glazed leaded light window overlooking the rear garden.



Bedroom Two

12' 1" x 10' 6" (Incl Wardrobe) (3.68m x 3.2m)
Having fitted wardrobes and drawers, central heating radiator and a UPVC double glazed leaded light window to the front.



Bedroom Three

11' 5" x 9' 7" (Incl Wardrobe) (3.48m x 2.92m)
Having a UPVC double glazed leaded light window to the rear, central heating radiator, built-in wardrobes and drawer units.

Bathroom

7' 2" x 6' 1" (2.18m x 1.85m) Having a panelled bath and MX electric shower over, ceramic tiled walls, storage cupboard, wash hand basin and obscured window to side.

Separate WC

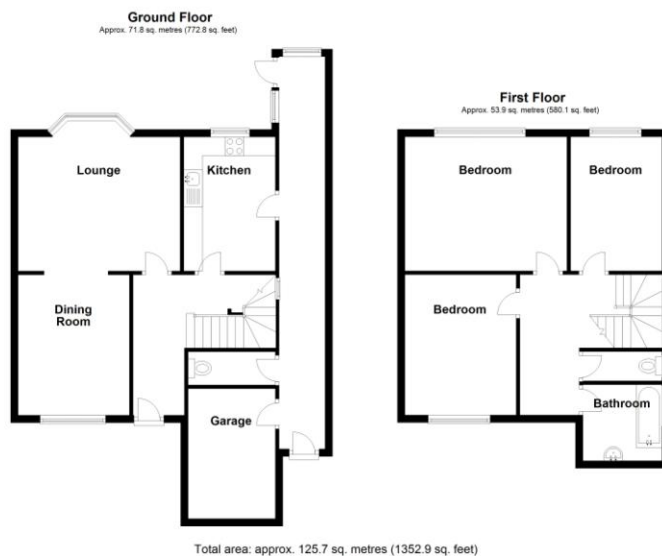
With WC and frosted window to side.

Garage

16' 0" x 7' 5" (4.88m x 2.26m) With up-and-over door to the front, gas meter, trip switch consumer unit and electric meter. Light and power, door to the covered side passage.

Garden

The rear garden has a paved patio area and laid lawn with well stocked flower shrubbery beds. There are fenced and hedged boundaries and the garden enjoys a private easterly facing aspect 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements