



309 Hobs Moat Road, Solihull, B92 8JS

Offers Around £205,000

A Three Bedroom Semi Detached House Offering No Chain And Ideally Positioned For Transport Links

- Offering No Chain
- Three Bedrooms
- Lounge
- Dining Area
- Kitchen
- Bathroom
- Double Glazing
- Gas Fire Central Heating
- Driveway Parking
- Rear Garden

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 Road 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 is offered with no upward chain. It is set back from a service road and driveway leading to the accommodation.

Hallway

Stairs to first floor with spindle balustrade, radiator, laminate flooring, door to kitchen and door to:

Lounge 16'2" x 9'6" (4.92m x 2.89m)



UPVC double glazed sliding doors to the garden, radiator, laminate flooring and door to:

Dining Area 9'1" into the bay x 9'6" (2.77m into the bay x 2.90m)



UPVC double glazed bay window to the front, radiator and laminate flooring.

Kitchen 9'6" x 5'2" (2.90m x 1.58m)



Fitted with a range of wall, drawer and base units with work surface over, circular sink with mixer tap, integrated oven and hob with cooker hood, tiling to splashbacks, door to covered side entry and a UPVC double glazed window to the rear.

Side Entry

Doors to front and to rear garden.

Landing

Obscure UPVC double glazed window on the turn and doors leading to:

Bedroom One 12'3" x 9'8" (3.73m x 2.95m)



UPVC double glazed window to the rear, fitted wardrobes and a radiator.

Bedroom Two 12'10" into the bay x 8'4" (3.91m into the bay x 2.54m)



UPVC double glazed bay window to the front and a radiator.

Bedroom Three 6'6" x 6'4" (1.97m x 1.93m)

UPVC double glazed window to the front and a radiator.

Bathroom



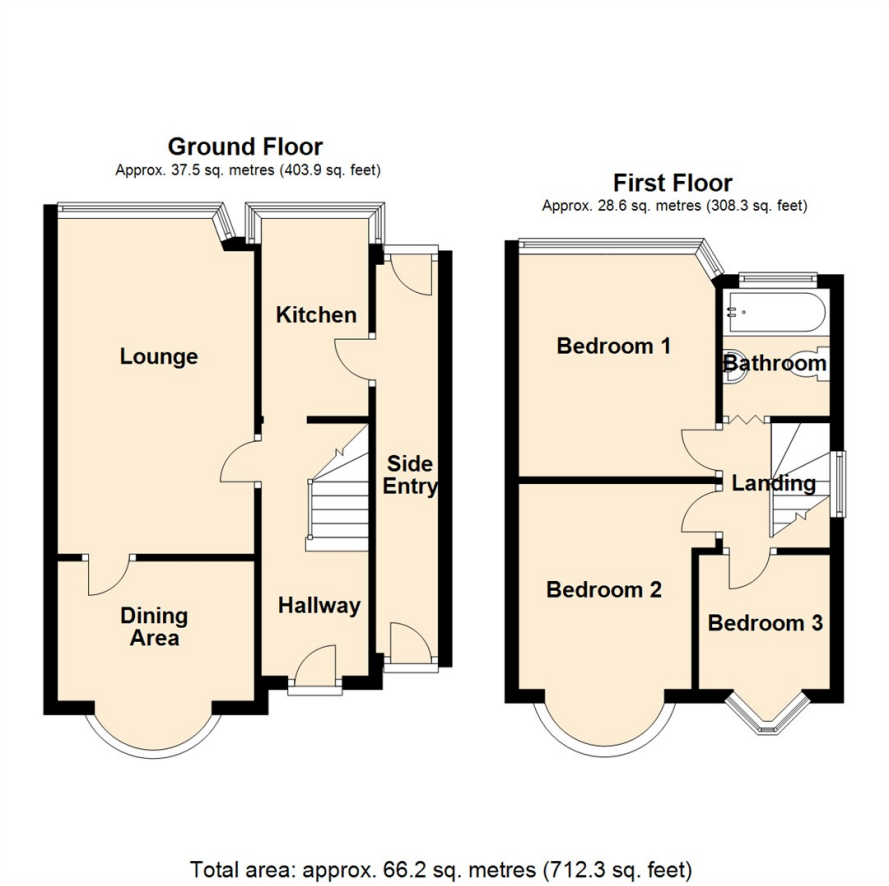
White suite of panelled bath with mains shower and folding screen, pedestal wash hand basin with mixer tap, low flush WC, tiled splashbacks, central heating radiator, airing cupboard, obscure UPVC sealed unit double glazed window to rear.

Rear Garden



Having a paved patio area, remainder laid mainly to lawn with fenced boundaries and a garden shed.

Floor Plan



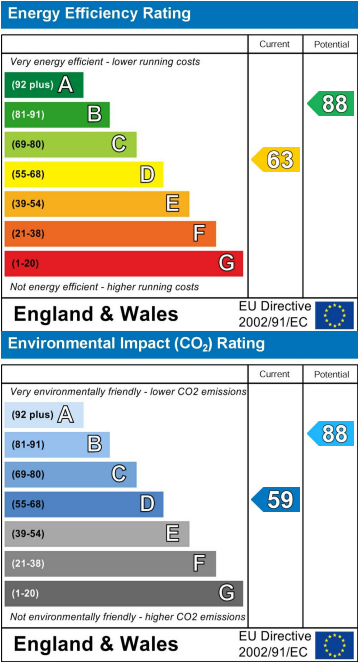
LOCATION
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic light junction by Jaguar Land Rover works, straight on at the traffic island into Hobs Moat Road, proceed past the crescent of shops, take the 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.