



## **199 HIGH STREET, SOLIHULL LODGE, B90 1JN**

### **OFFERS AROUND £275,000**

- DRIVEWAY
- HALLWAY
- KITCHEN
- CONSERVATORY
- BATHROOM
- PORCH
- LOUNGE
- DINING ROOM
- THREE BEDROOMS
- GARAGE

High Street links Colebrook Road at the Aqueduct Road junction with Maypole Lane. Number 199 is situated close to the junction with Peterbrook Road. We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, Shirley, with primary education being at nearby Peterbrook School on High Street itself. Also on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this well presented, extended 1950's semi detached house. Sitting back from the road behind a front tarmacadam driveway. A double glazed door opens to the

### **PORCH**

Having double glazed windows to front and side aspect and double glazed entrance door leading to

### **HALLWAY**

Having double glazed window to front aspect, ceiling light point, central heating radiator, corniced coving to ceiling, stairs rising to first floor landing, doors to under stair storage, kitchen and

### **LOUNGE**

**20'0" x 12'4" max 8'11" min (6.10m x 3.76m max 2.72m min)**



Having double glazed window to front aspect, double glazed sliding doors to conservatory, two ceiling light points, two central heating radiators, corniced coving to ceiling and gas fire

### **CONSERVATORY**

**13'9" x 7'7" (4.19m x 2.31m)**

Having double glazed windows and double glazed french doors leading to rear garden, ceiling light point, central heating radiator and wood effect laminate flooring

### **KITCHEN**

**8'10" x 9'2" (2.69m x 2.79m)**



Having double glazed window to side aspect, a range of wall, base and drawer units in cream high gloss finish with work surface over incorporating stainless steel sink and drainer with mixer tap over, 4 ring induction hob with extractor over, built in electric oven, built in microwave, integrated washing machine, integrated dishwasher, ceiling light point, wood effect laminate flooring and opening leading to

### **DINING ROOM**

**9'0" x 8'8" (2.74m x 2.64m)**

Having double glazed window to rear aspect, ceiling light point, central heating radiator corniced coving to ceiling, wood effect laminate flooring and door leading to



### LANDING

Having double glazed window to side elevation, ceiling light point, central heating radiator, loft access, corniced coving to ceiling and doors leading to the bedrooms and family bathroom

### BEDROOM ONE

**8'11" x 12'0" (2.72m x 3.66m)**



Having double glazed window to rear elevation, ceiling light point, central heating radiator and corniced coving to ceiling

### BEDROOM TWO

**10'10" x 9'11" (3.30m x 3.02m )**



Having double glazed window to front elevation, ceiling light point, central heating radiator and corniced coving to ceiling

### BEDROOM THREE

**7'11" max x 8'4" max (2.41m max x 2.54m max)**

Having double glazed window to front elevation, ceiling light point, central heating radiator and corniced coving to ceiling

### FAMILY BATHROOM

**5'6" x 6'2" (1.68m x 1.88m)**



Having double glazed window to rear elevation, panel bath with glazed screen and electric shower over, pedestal wash hand basin, low level wc, ceiling light point, chrome heated towel rail and tiling to walls and floor

### GARDEN



Having paved patio area with gated access to the side giving access to the driveway and also a side entrance door to the garage. The rest of the garden is mainly laid to lawn and an outside tap

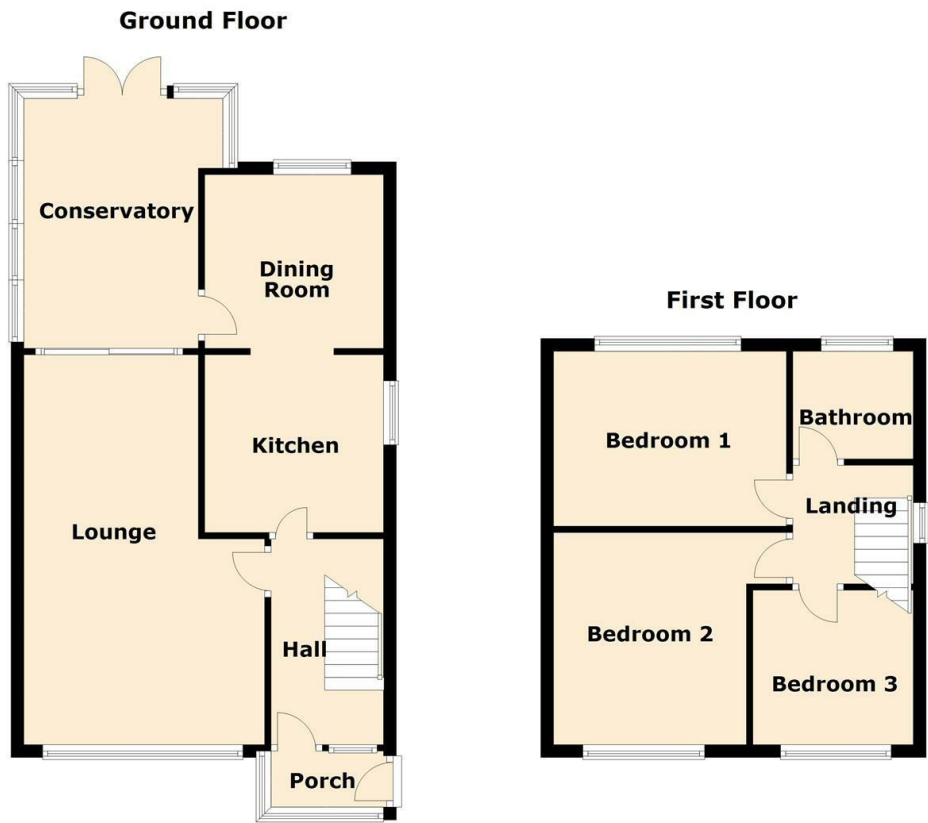
### GARAGE

**25'6" x 8'4" (7.77m x 2.54m)**

Having up and over door to the front, door to the side giving access to rear garden and ceiling light points

# 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.



**LOCATION** From our Shirley Office proceed straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane. Proceed to the end of Bills Lane turning right to adjoin Haslucks Green Road. Take the first left into Green Lane and proceed into Aqueduct Road, and at the mini island bear left to adjoin High Street, Solihull Lodge. Proceed along High Street where the property can be found on the left hand side as identified by our agents for sale board.

**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**VIEWING** By appointment only please with the Shirley office on 0121 744 2801.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

## 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.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

