

102 HIGH STREET, SOLIHULL LODGE, B90 1JS

OFFERS IN EXCESS OF £250,000

- DRIVEWAY
- HALLWAY
- KITCHEN
- SITTING ROOM
- SHOWER ROOM
- PORCH
- LOUNGE
- UTILITY
- THREE BEDROOMS
- REAR GARDEN

High Street links Colebrook Road at the Aqueduct Road junction with Maypole Lane. Number 102 is situated close to the junction with Yardley Wood 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.

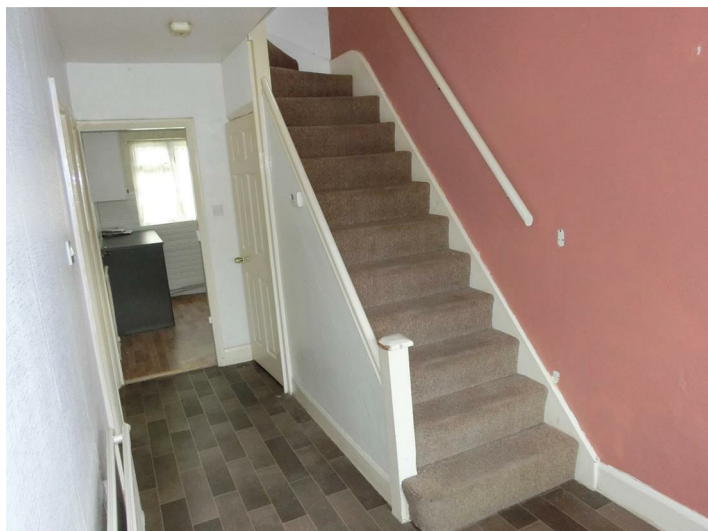
Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland 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 extended link detached house. Sitting back from the road behind a front tarmacadam driveway. A double glazed door opens to the

PORCH

Having double glazed windows and door opening into

HALLWAY



Having double glazed windows to either side of the front door, ceiling light point, central heating radiator, stairs rising to first floor landing, under stair storage and door leading to dining room, opening to utility space and door to

LOUNGE

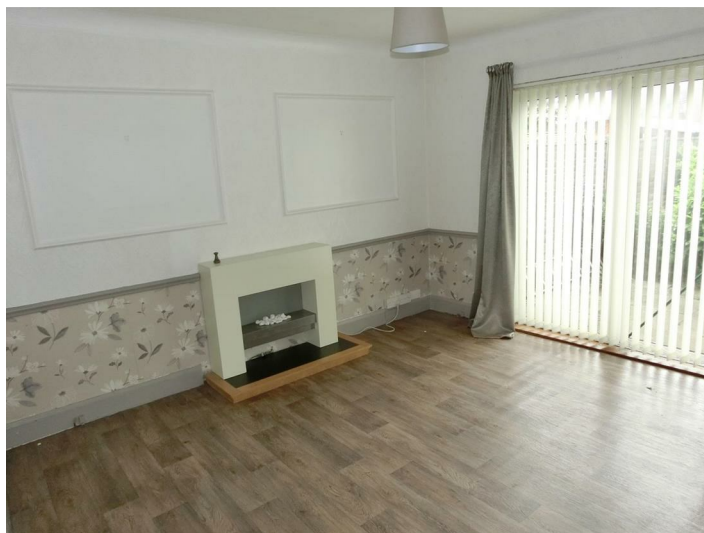
14'6" max into bay x 11'2" (4.42m max into bay x 3.40m)



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

DINING ROOM

12'0" x 11'3" (3.66m x 3.43m)



Having double glazed sliding doors to the rear garden, ceiling light point, central heating radiator, corniced coving to the ceiling and dado rail

KITCHEN

10'9" x 9'9" (3.28m x 2.97m)



Having double glazed window to rear aspect, door leading to rear garden, a range of wall, base, and display units with roll top work surface over incorporating stainless steel one and a half bowl sink and drainer, ceiling light point, central heating radiator and space for cooker

SITTING ROOM/4TH BEDROOM

12'7" x 9'10" (3.84m x 3.00m)



Having double glazed window to front aspect, entrance door to front driveway, ceiling light point and central heating radiator

UTILITY SPACE

8'10" x 6'8" (2.69m x 2.03m)

Having double glazed window to rear garden, wall mounted units, roll top work surface, ceiling light point, central heating radiator and wall mounted gas central heating boiler

LANDING

Having single glazed window to side elevation, ceiling light point and doors leading to bedrooms and shower room

BEDROOM ONE

12'1" x 11'3" (3.68m x 3.43m)



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

BEDROOM TWO

12'0" x 11'3" (3.66m x 3.43m)

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

BEDROOM THREE

7'8" x 6'8" (2.34m x 2.03m)

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

SHOWER ROOM

8'7" x 6'7" (2.62m x 2.01m)

Having double glazed window to rear elevation, walk in shower cubicle, vanity unit with wash hand basin, low level wc, ceiling light point, central heating radiator and loft access

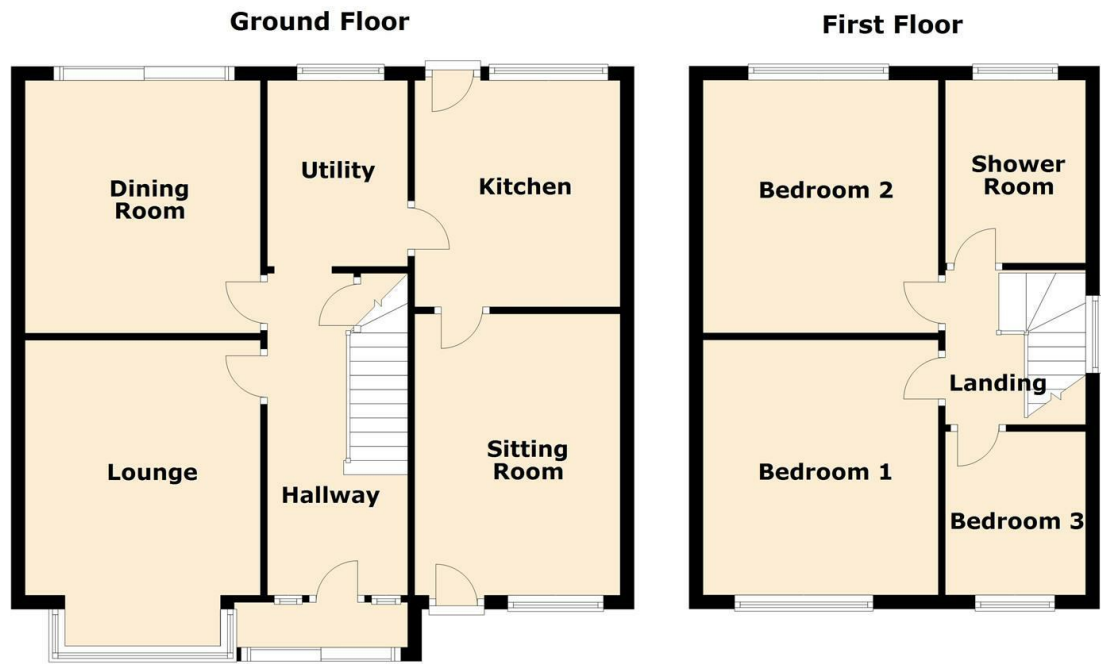
GARDEN



Having paved patio area with the rest laid to lawn with some mature trees

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 right 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.

