



124 VICTOR ROAD, SOLIHULL, B92 9DJ

OFFERS AROUND £275,000

- No Upward Chain
- Gas Central Heating
- Living Room
- Conservatory
- Bathroom
- UPVC Double Glazing
- Hallway
- Kitchen
- Two Bedrooms
- Rear Garden

Victor Road leads just off Glencroft Road which leads out to the A45 Coventry Road along which regular bus services operate and where one will find a good choice of shopping facilities and restaurants. The A45 gives access to the city centre of Birmingham or in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Further shopping will be found in nearby Old Lode Lane at the junction with Hatchford Brook Road and regular bus services operate along here to the town centre of Solihull where one will find an excellent choice of shopping facilities and Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Elmdon Park is a short distance away offering a pleasant area of public open space with children's play area and historic church.

The property is set back from the road behind a wide foregarden and driveway leading to a UPVC sealed unit double glazed side entrance door with leaded motif and matching side window.

Hallway

Doors to living room, kitchen, two bedrooms, bathroom and airing cupboard.

Airing Cupboard

Housing the gas fired central heating boiler.

Living Room

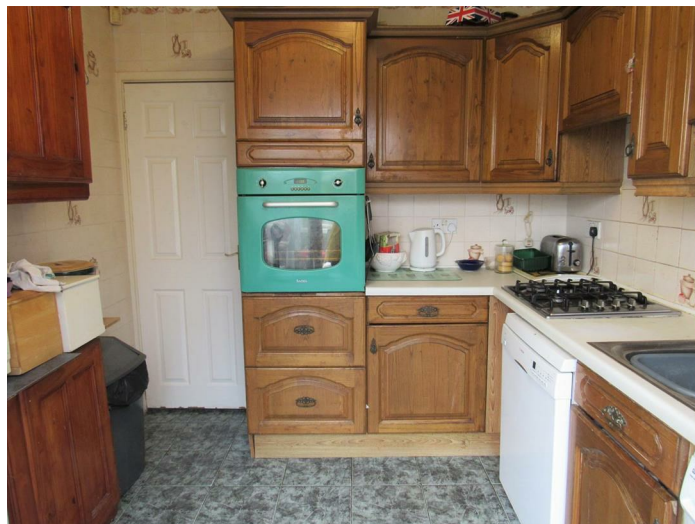
19'1" x 11'8" (5.82m x 3.56m)



UPVC sealed unit double glazed bow window to front, two central heating radiators.

Kitchen

8'6" x 8'5" (2.59m x 2.57m)



Range of wall, drawer and base units with work surface over, sink unit with drainer, integrated oven with hob, space and plumbing for washing machine, tiled splashbacks, double glazed sliding door to conservatory.

Conservatory

16'8" x 13'10" (5.08m x 4.22m)



UPVC sealed unit double glazed window surround, door to rear garden, tiled floor.

Bedroom One
11'7" x 11'6" (3.53m x 3.51m)



UPVC sealed unit double glazed window to rear looking into conservatory, fitted wardrobes, central heating radiator.

Bedroom Two
9'6" x 8'10" max (2.90m x 2.69m max)



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

Bathroom



Panelled bath, low flush WC, pedestal wash hand basin, tiling to full height, tiled floor, central heating radiator, two obscure UPVC sealed unit double glazed windows to side.

Rear Garden



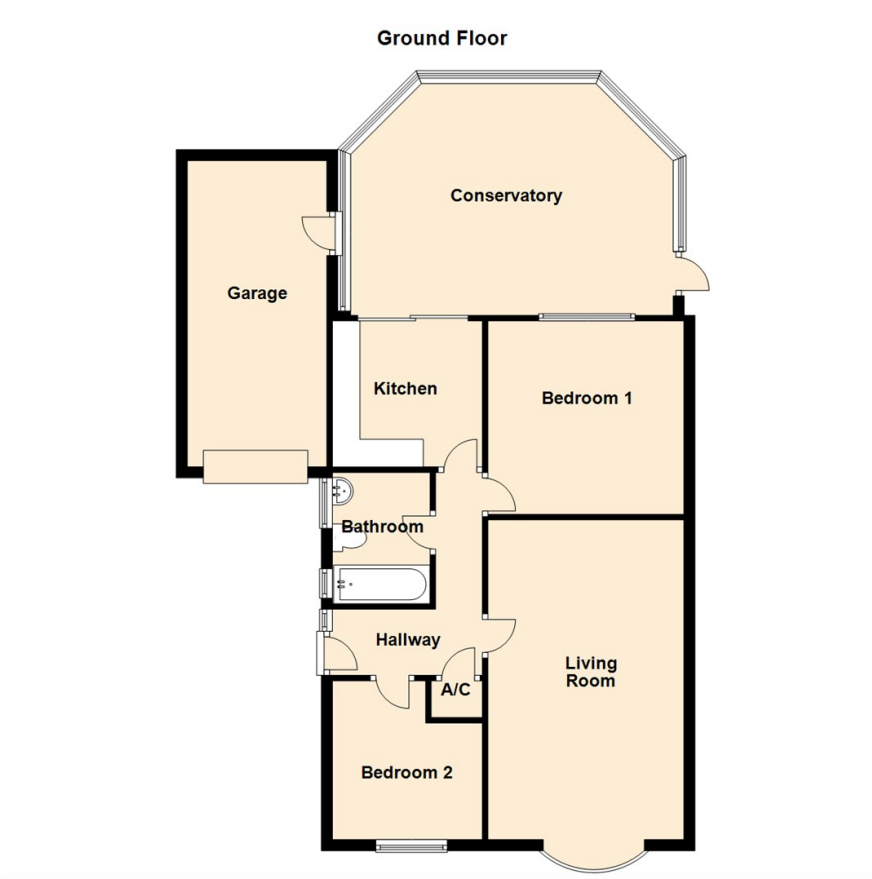
The rear garden is laid mainly to lawn with fenced and hedged boundaries, sheds and greenhouse, small patio area, pedestrian door to garage and wrought iron gate leading to the front of the property.

Garage
17'11" x 8'5" (5.46m x 2.57m)

Metal up and over automatic door to front.

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
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 lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along Old Lode Lane, take the fifth turning on the right into Valley Road, turn right at the mini roundabout into Glencroft Road and turn left at the next traffic island into Victor Road where the property will be found on the right 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
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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.

