



67 RANGOON ROAD, SOLIHULL, B92 9DD

OFFERS AROUND £217,500

- Tarmac Driveway
- Living Room
- Two Bedrooms
- Landscaped Rear Garden
- Gas Fired Central Heating
- Neatly Presented
- Modern Kitchen
- Stylish Shower Room
- Double Glazing
- Good Transport Links Nearby

Rangoon Road leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and 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.

This well presented 1950's semi-detached property is set back from the road behind a shaped tarmac driveway with brick set edging and shrubbery boarder leading to the accommodation.

Porch

UPVC double glazed door with matching side windows, tiled floor, gas meter and door leading to:

Hallway

Stairs to first floor, under stairs storage cupboard, central heating radiator, wooden effect flooring, obscure glazed window to front, open doorway to kitchen and door leading to:

Living Room

21'3" x 9'5" (6.48m x 2.88m)



UPVC double glazed window to the front, wooden fire surround with living flame gas fire and electric lights, central heating radiator, UPVC double glazed french doors leading to the garden.

Kitchen

10'6" x 6'4" (3.20m x 1.93m)



Fitted with a range of white fronted wall, drawer and base units with work surfaces over, sink unit with drainer and mixer tap, space and plumbing for washing machine, electric cooker point, space for fridge freezer, wooden effect flooring, central heating radiator, UPVC double glazed window to rear and door leading to the garden.

Landing

Obscure UPVC double glazed window on the turn, access to boarded loft with light point, doors to two bedrooms and shower room.

Bedroom One

11'1" into the window x 13'2" (3.38m into the window x 4.01m)



Two UPVC double glazed windows to front, central heating radiator, built in wardrobe with overhead cupboards and matching dressing table, built in store cupboard.

Bedroom Two

9'11" x 8'11" (3.02m x 2.72m)



UPVC double glazed window to rear, central heating radiator.

Shower Room



Walk in shower tray with curved screen and mains shower over, pedestal hand wash basin, low flush WC, tiling to full height, tiled floor, central heating radiator, obscure UPVC double glazed window to rear.

Garden

A landscaped garden having a paved patio with brick set edging, shrubbery borders, fenced boundaries with concrete godfathers and barge boards and pedestrian gateway to the side.

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 and take the fifth turning on the right into Valley Road, cross over the mini traffic island into Rangoon 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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		