



Jillcot Road

Solihull, West Midlands, B92 8JQ

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Extended Lounge, Dining Room & Extended Kitchen
- Private Rear Garden With Double Garage To Rear

£275,000

EPC Rating 'TBC'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to glazed wooden door to side passage and double glazed double doors to

Enclosed Porch

With tiled flooring and composite front door leading into



Entrance Hallway

With laminate flooring, stairs leading to the first floor accommodation, radiator, coving to ceiling and doors leading to

Dining Room to Front

12' 1" x 9' 10" (3.7m x 3.0m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling and laminate flooring

Extended Lounge to Rear

20' 8" x 9' 10" (6.3m x 3.0m) With UPVC double glazed French doors to rear elevation, two radiators, laminate flooring, coving to ceiling and two ceiling light points

Guest WC

Being fitted with a low flush WC, laminate flooring, ceiling light point and alarm panel

Extended Kitchen to Rear

16' 0" x 8' 10" (4.9m x 2.7m) Being fitted with a range of wall, drawer and base, work surface incorporating sink and drainer with mixer tap, four ring gas hob with electric oven beneath and extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiling to splash back areas and floor, wall mounted Exclusive combination boiler system, UPVC double glazed window and door to rear, radiator, two ceiling light points, UPVC obscure double glazed door to side passage with access to the front driveway

Accommodation on the First Floor

Landing

with obscure UPVC double glazed window to side elevation, loft access and doors leading off to

Bedroom One to Front

12' 5" x 9' 10" (3.8m x 3.0m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Two to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With UPVC double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point





Bedroom Three to Front

6' 2" x 5' 2" (1.9m x 1.6m) With UPVC double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Family Bathroom to Rear

6' 6" x 6' 2" (2.0m x 1.9m) Being fitted with a three piece white suite comprising panelled bath with shower over and glazed screen, low flush WC and wash hand basin enclosed in a vanity unit, obscure UPVC double glazed window to rear, tiling to splash back areas and floor, extractor, heated towel rail, shaver socket and ceiling light point



Rear Garden

Being mainly laid to lawn with paved patio area, exterior lighting, panelled fencing to sides and rear, timber barked area and double garage

Double Garage

20' 0" x 20' 0" (6.1m x 6.1m) This large space is located at the rear of the garden and has the potential to be converted into a workshop or gym with roller shutter door, eaves storage and obscure UPVC double glazed door with matching windows.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges