



33 MOUNTJOY CRESCENT, SOLIHULL, B92 9AL

OFFERS AROUND £245,000

- **THREE BEDROOMS**
- **EXTENDED BREAKFAST KITCHEN**
- **MODERN BATHROOM**
- **SIDE GARAGE**
- **DOUBLE GLAZING**
- **SEMI DETACHED HOUSE**
- **LIVING ROOM**
- **MATURE REAR GARDEN**
- **DRIVEWAY PARKING**
- **GAS FIRED CENTRAL HEATING**

Mountjoy Crescent leads just off Hatchford Brook Road where local shops can be found. This leads indirectly off 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 semi detached house is sited at the head of the cul de sac behind a block paved driveway affording parking for multiple vehicles and leads to the accommodation.

Porch

UPVC double glazed leaded entrance door with matching side window, tiled floor, further entrance door to:

Hallway

Stairs to the first floor with spindle balastrude and storage cupboard under, tiled floor, central heating radiator, UPVC obscure double glazed window to the side, door to kitchen and door to:

Living Room

26'0" x 11'5" max (7.92m x 3.48m max)



UPVC double glazed leaded window to the front, two central heating radiators, fire surround with tiled insert and matching hearth incorporating a gas fire.

Extended Breakfast Kitchen **15'5" max / 7'6" min x 13'8" max (4.72m max / 2.29m min x 4.17m max)**



Range of wall, drawer and base units with work surfaces over, one and a half bowl sink unit with drainer, integrated oven with hob and cooker hood, space and plumbing for a washing machine, wall mounted central heating boiler, central heating radiator, tiled floor, two UPVC double glazed windows to the rear, UPVC double glazed door to the front and matching door to the garden.



Landing

Obscure UPVC double glazed window on the turn, access to the loft and doors to:

Bedroom 1

12'2" x 11'4" (3.71m x 3.45m)

UPVC double glazed leaded window to the rear, central heating radiator, laminate flooring.

Bedroom 2
13'4" x 8'10" into wardrobes (4.06m x 2.69m into wardrobes)



UPVC double glazed leaded window to the front, fitted wardrobes with bed bridging unit, central heating radiator, laminate flooring.

Bedroom 3
8'3" x 8'1" (2.51m x 2.46m)



UPVC double glazed leaded window to the front, central heating radiator, fitted wardrobes with cupboard above.

Bathroom



White suite comprising P shaped shower bath with curved screen and mains shower over, hand wash basin with mixer tap and vanity unit beneath, concealed cistern toilet, fully tiled to walls and floor, extractor fan, ladder style heated towel rail, obscure UPVC double glazed window to the rear.

Garden



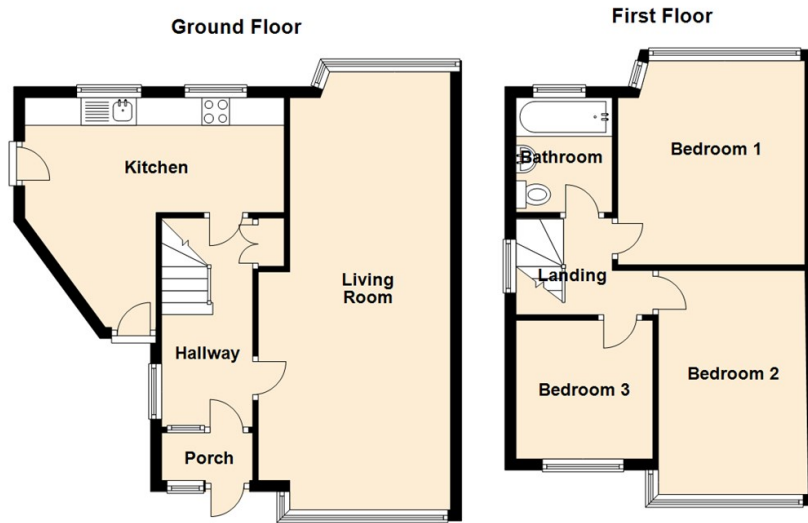
Mature garden with well stocked borders having a variety of fruit trees, remainder lawn with hedged and fenced boundaries, pergola with seating area beneath adjacent to which is a stove, grill and spit. There is also a greenhouse.

Detached Garage
16'2" x 7'10" (4.95m x 2.41m)

Metal up and over door to the 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 and take the fourth turning on the right into Hatchford Brook Road and upon reaching the traffic island continue straight across into Mountjoy Crescent where the property will be found at the head of the cul de sac.

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		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC