



**115 HARVARD ROAD, SOLIHULL, B92 8EX**

**OFFERS OVER £230,000**

- SEMI DETACHED HOUSE
- CORNER POSITION
- LIVING ROOM
- BATHROOM
- DOUBLE GLAZING
- THREE BEDROOMS
- NO CHAIN
- KITCHEN
- DRIVEWAY PARKING
- GAS FIRED CENTRAL HEATING

Harvard Road leads just off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property which now requires modernisation, occupies a corner position with wide frontage and deep fore garden and is set back from the road behind a paved driveway and pathway leading to the accommodation.

### **Porch**

UPVC double glazed entrance door with obscure side window and further UPVC double glazed door leading to:

### **Hall**

Stairs lead to the first floor, central heating radiator, door to kitchen and door to:

### **Lounge Area**

**11'11" x 11'9" (3.63m x 3.58m)**



UPVC double glazed bay window to front, central heating radiator and opening to:

### **Dining Area**

**13'0" x 11'6" (3.96m x 3.51m)**



Double glazed sliding doors to rear garden, central heating radiator.

### **Kitchen**

**12'4" x 6'11" (3.76m x 2.11m)**



Having a range of wall, drawer and base units with work surfaces over, sink unit with drainer and mixer tap, space and plumbing for a washing machine, UPVC double glazed window to the rear, UPVC door leading to the garden.

### **Landing**

UPVC double glazed window on the turn and doors leading to:

**Bedroom 1**  
**12'7" x 10'11" (3.84m x 3.33m)**



UPVC double glazed window to rear, central heating radiator.

**Bedroom 2**  
**11'8" x 10'11" (3.56m x 3.33m)**



UPVC double glazed bay window to front.

**Bedroom 3**  
**7'8" x 8'5" (2.34m x 2.57m)**

UPVC double glazed window to front.

**Bathroom**



Bath with mains shower over and glass shower screen, hand wash basin, airing cupboard housing central heating boiler, obscure UPVC double glazed window to rear.

**WC**

Low flush toilet, obscure UPVC double glazed window to side.

**Garden**



Garden laid to lawn with brick wall boundaries, garden shed, access to detached garage and pedestrian gateway 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 light junction by Jaguar Land Rover works, straight on at the traffic island into Hobs Moat Road, proceed past the crescent of shops, take the second exit at the next traffic island and then left into the service road where Harvard Road leads from the left and the property will be found on the left hand side towards the top.

**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.

