

Amberley Road,



3



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1



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£249,950

# Amberley Road,

- Mid-Terrace
- 3 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Off-Road Parking
- Double Glazing
- Ideal Family Home

**Tenure: Freehold**

**Council Tax Band: C**

KLARICO Estate Agents proudly present this 3-bedroom mid terrace property situated within Solihull. This property offers 2 spacious living rooms alongside a kitchen. This property would be ideal for First Time Buyers alongside Investors.

Welcome to this charming mid-terrace house located on the desirable Amberley Road in Solihull. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office.

The house features a well-maintained bathroom, ensuring your comfort and convenience. The 646 sq ft of living space provides a cosy and inviting atmosphere for you to call home. Parking will never be an issue with space for up to three vehicles, making coming home a breeze.

One of the highlights of this property is the impressive garden, offering a tranquil escape from the hustle and bustle of everyday life. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to be a delightful extension of your living space.

Located in the heart of Solihull, this house combines the tranquillity of suburban living with the convenience of urban amenities. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property on Amberley Road.

## Directions

### Reception

3.36m x 3.53m (11'0" x 11'7")

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting

### Dining Area

2.95m x 2.44m (9'8" x 8'0")

Double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

2.22m x 1.93m (7'3" x 6'4")

Double glazed window to rear, tile flooring, splashback tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

### Utility

1.97m x 0.83m (6'6" x 2'9")

Storage units, tile flooring

### Bedroom 1

3.29m x 2.52m (10'10" x 8'3")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

3.02m x 2.52m (9'11" x 8'3")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

1.95m x 2.53m (6'5" x 8'4")

Double glazed windows to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

1.66m x 1.84m (5'5" x 6'0")

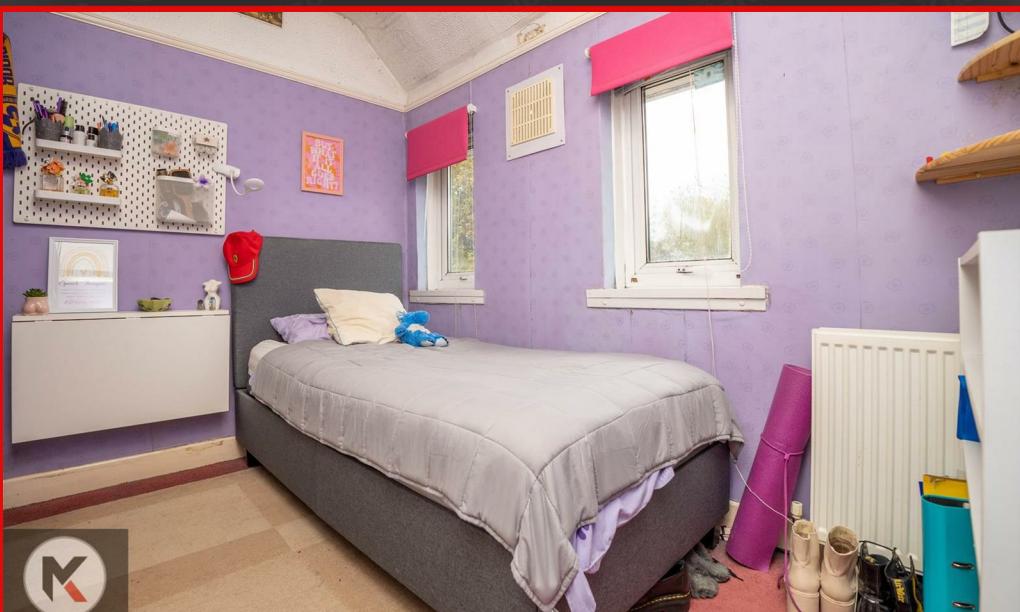
Privacy double glazed window to front, lino flooring, wall tiles, bathtub with separate taps, electrical shower unit, pedestal wash with separate taps

### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



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Ground Floor

First Floor



Total area: approx. 60.0 sq. metres (645.8 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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