



Faulkner Road, Solihull

£499,950

- SEMI DETACHED PROPERTY
- LOUNGE
- DOWNSTAIRS WC
- TWO BATHROOMS
- DRIVEWAY
- NEW BUILD THREE STOREY HOME
- KITCHEN / DINER / LIVING SPACE
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR WC
- LANDSCAPED REAR GARDEN

Faulkner Road leads indirectly off Lode Lane, ideally placed for local shops and Olton Railway Station which is approximately 1 mile away from the property which offers services to Birmingham and beyond. Frequent bus services operate from the railway station to the city centre of Birmingham, via Acocks Green, or towards the town centre of Solihull where one will find an excellent array of shopping facilities.

Local bus services operate along Castle Lane, directly off Faulkner Road, which joins both the A41 Warwick Road, via Ulverley Green Road, and Hobs Moat Road where one will find further shops, Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library and doctors surgery.

Hobs Moat Road joins the A45 Coventry Road which gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road, amongst 6 other properties behind a block paved driveway to the UPVC double glazed front door

ENTRANCE HALLWAY

Having ceiling spotlights, central heating radiator, herringbone flooring, under stairs storage cupboard, stairs to first floor and solid oak doors to the rest of the ground floor accommodation

LOUNGE

14'3" x 10'2" (max) (4.34m x 3.10m (max))

Having ceiling light point, central heating radiator, UPVC double glazed window to front

DOWNSTAIRS WC

6'6" x 3'1" (1.98m x 0.94m)

Having ceiling spotlights, floor to ceiling tiles, pedestal sink basin with mixer tap and low level WC

KITCHEN / DINER

28'7" x 16'11" (8.71m x 5.16m)

Having ceiling spotlights, central heating radiator, herringbone style flooring and a range of high gloss wall, drawer and base units with granite worktops over, sink unit with mixer tap, wall mounted integrated oven with optional space over for microwave, gas hob and extractor over, integrated fridge/ freezer, integrated washer / dryer and integrated dishwasher, ample diner space with ceiling skylight and UPVC double glazed bifolding doors to rear garden

MASTER BEDROOM (2ND FLOOR)

22" x 16'11" (6.71m x 5.16m)

Having ceiling light point, central heating radiator, velux windows to front and door leading to en suite

EN SUITE SHOWER ROOM

6'1" x 5'7" (1.85m x 1.70m)

Having ceiling spotlights, shower tray with screen and mains shower over, vanity draw unit with sink over, low level WC and UPVC double glazed window to rear

BEDROOM TWO

15'4" x 9'2" (4.67m x 2.79m)

Having ceiling light point, central heating radiator and UPVC double glazed window to rear

BEDROOM THREE

13'11" x 9'2" (4.24m x 2.79m)

Having ceiling light point, central heating radiator and UPVC double glazed window to front

BEDROOM FOUR

10'5" x 7'5" (3.18m x 2.26m)

Having ceiling light point, central heating radiator and UPVC double glazed window to rear

BATHROOM

7'4" x 6'5" (2.24m x 1.96m)

Having ceiling spotlights, floor to ceiling tiles, heated towel rail, panelled bath with taps and mains shower over, vanity draw unit with sink over, low level WC and UPVC double glazed window to rear

REAR GARDEN

Laid mainly to lawn, with patio area wooden, shed, various plants and shrubs with outdoor tap, gate to front and fenced surround

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.



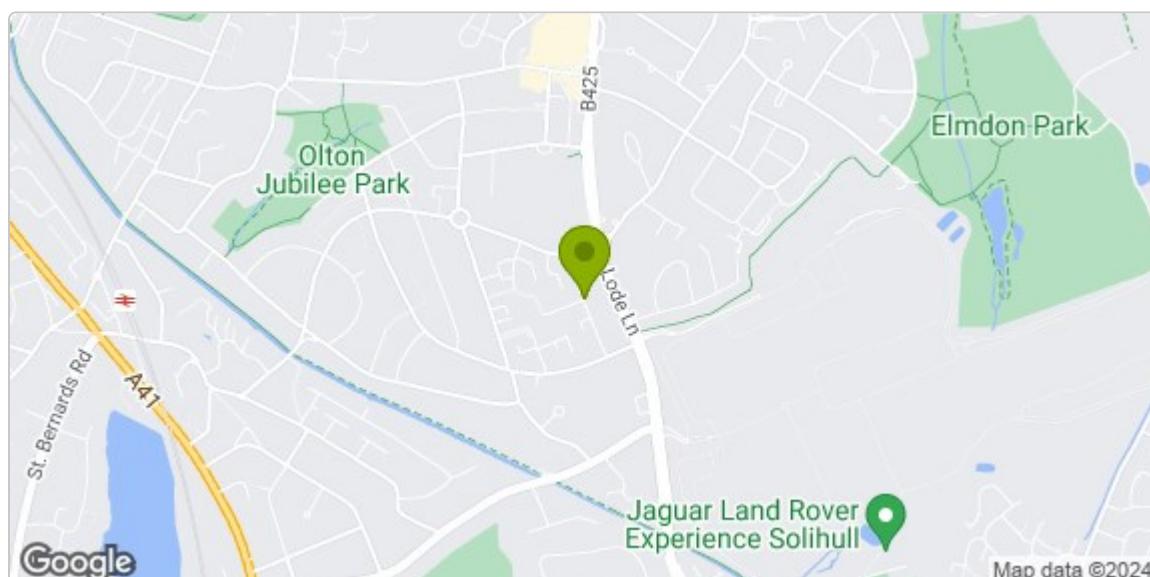
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: TBC

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:

29 Faulkner Road Solihull B92 8SD

Council Tax Band: New Build

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	94	
(81-91)	B	85	
(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