Coventry Road

Solihull

Offers Over £280,000

Description

GREAT FAMILY HOME! A beautifully presented semi detached house in the borough of Solihull with NO ONWARD CHAIN. This lovely home is in a superb location near to a good range of shops, facilities and transport links and comprises: enclosed porch, entrance hall, lounge, guest WC, re fitted kitchen/diner, conservatory and utility to the ground floor. Upstairs there are three bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway and low maintenance rear garden.

Accommodation

Driveway

Enclosed Porch
5'9 x 2'1 (1.75m x 0.64m)

Entrance Hall
5'9 x 12'7 (1.75m x 3.84m)

Lounge
10'8 max x 17' to bay (3.25m max x 5.18m to bay)

Guest WC

Re Fitted Kitchen/Diner
16'9 x 9'3 (5.11m x 2.82m)

Conservatory
15'5 x 7'10 (4.70m x 2.39m)

Utility Area
6'11 x 18'11 (2.11m x 5.77m)

Landing
5'9 x 7' (1.75m x 2.13m)

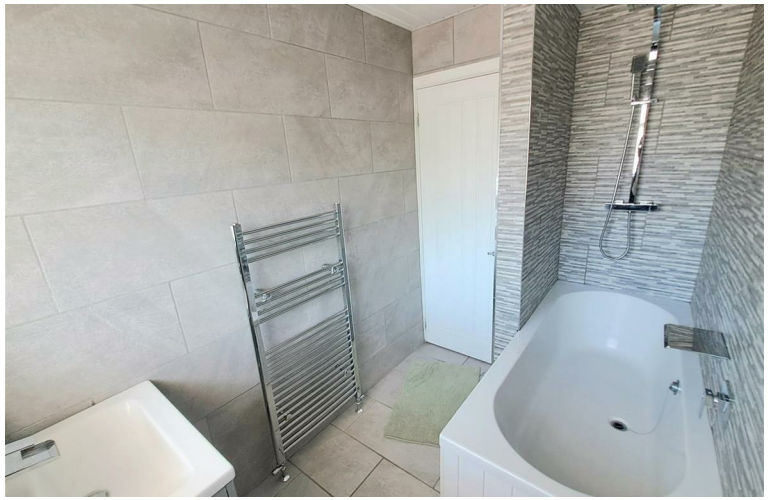
Bedroom One
10'8 max x 15' to bay (3.25m max x 4.57m to bay)

Bedroom Two
9'2 to wardrobes x 11'11 (2.79m to wardrobes x 3.63m)

Bedroom Three
5'9 x 6'11 (1.75m x 2.11m)

Re Fitted Bathroom
5'4 x 9'3 max (1.63m x 2.82m max)

Rear Garden



TENURE: We are advised that the property is FREEHOLD

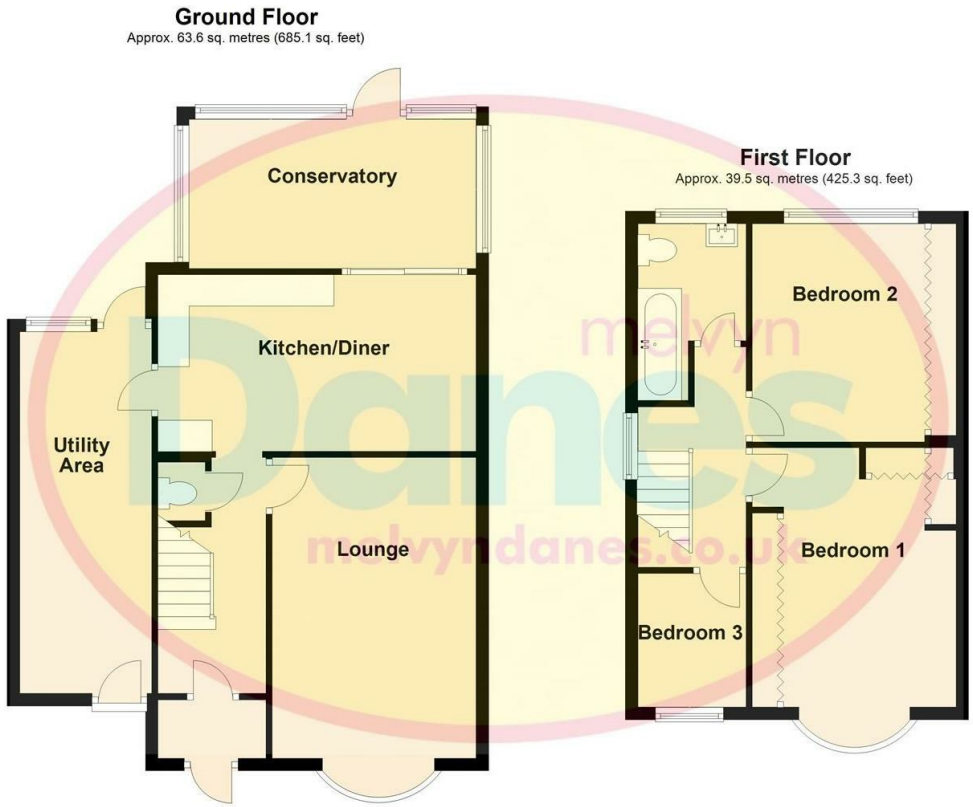
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/05/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

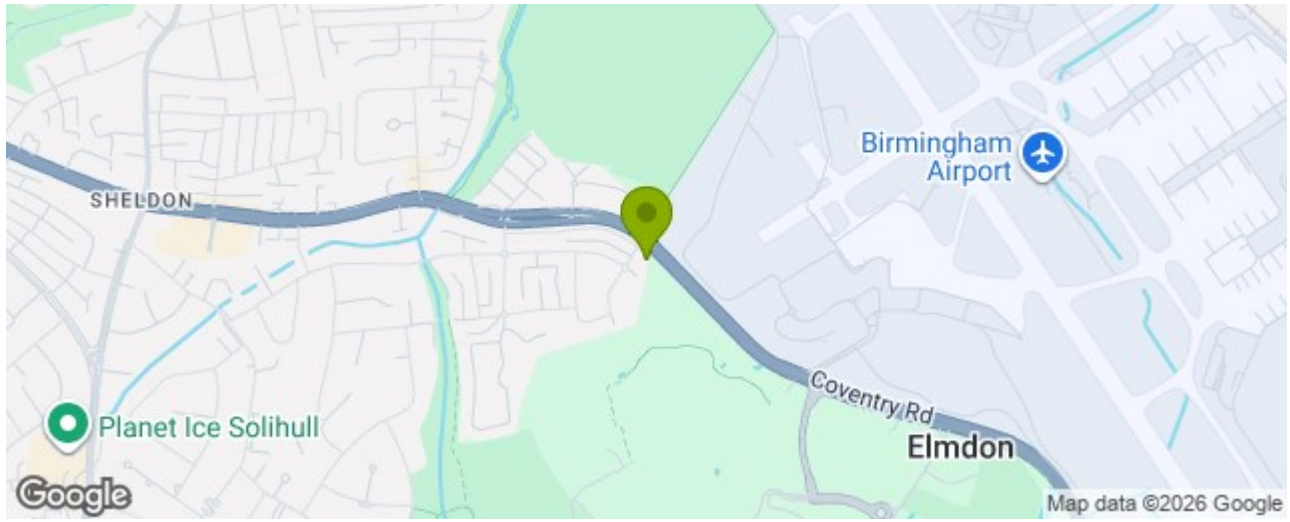
VIEWING: By appointment only with the office on the number below.

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.

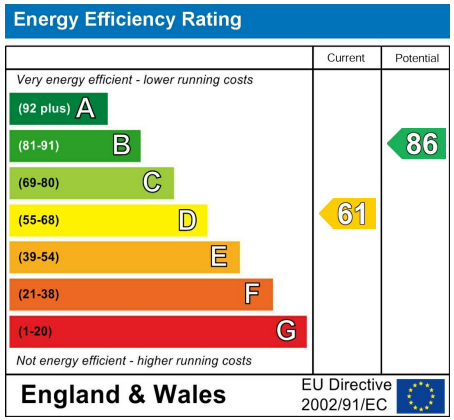
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)



2599 Coventry Road Solihull Solihull B26 3PX
Council Tax Band: C



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.

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