
melvyn
Danes
ESTATE AGENTS
Hobs Moat Road
Solihull
Asking Price £375,000

Description

Hobs Moat Road links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find an abundance of shopping facilities and along which regular bus services operate to the city centre of Birmingham and Solihull with the Solihull bus stop being at the end of the service road. Travelling away from Birmingham along the A45 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 good selection of shops in Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This semi-detached property is set back on a service road behind a deep driveway affording parking for multiple vehicles that leads to the side gate, side door and front door access. The property comprises of entrance hall, fitted kitchen with a range of integrated appliances and pantry storage, access into the side utility space and ground floor shower room that has both front and rear access. Off the hall is the large open plan living dining room with French doors opening onto the rear garden, the fourth bedroom/second reception room is a properly converted garage accessed off the immediate hallway after entering.

To the first floor we have three bedrooms all of which are good sized doubles with the first and second being particularly generous with the principle room having a large bank of fitted wardrobes. The family bathroom is a good size and fitted with a four piece suite, wash basin, toilet, walk in shower and bath. Off the landing is loft access.

To the rear we have private garden with generous patio area and laid to lawn bordered by panelled fencing and having the benefit of a garden shed with power and lighting.













Accommodation

Entrance Hall

Kitchen
9'8" x 12'0" (2.951 x 3.659)

Open Plan Living Dining Room
22'0" x 15'2" max (6.726 x 4.632 max)

Bedroom Four/Second Reception Room
15'5" x 7'1" (4.722 x 2.184)

Utility
15'3" max x 8'10" (4.655 max x 2.717)

Ground Floor Shower Room
7'10" x 5'0" (2.399 x 1.534)

Bedroom One
10'8" x 13'0" (3.257 x 3.973)

Bedroom Two
11'8" x 10'1" (3.574 x 3.089)

Bedroom Three
9'7" x 8'9" (2.936 x 2.681)

Bathroom
6'11" x 9'11" (2.132 x 3.032)

Private Rear Gardens

Off Road Parking













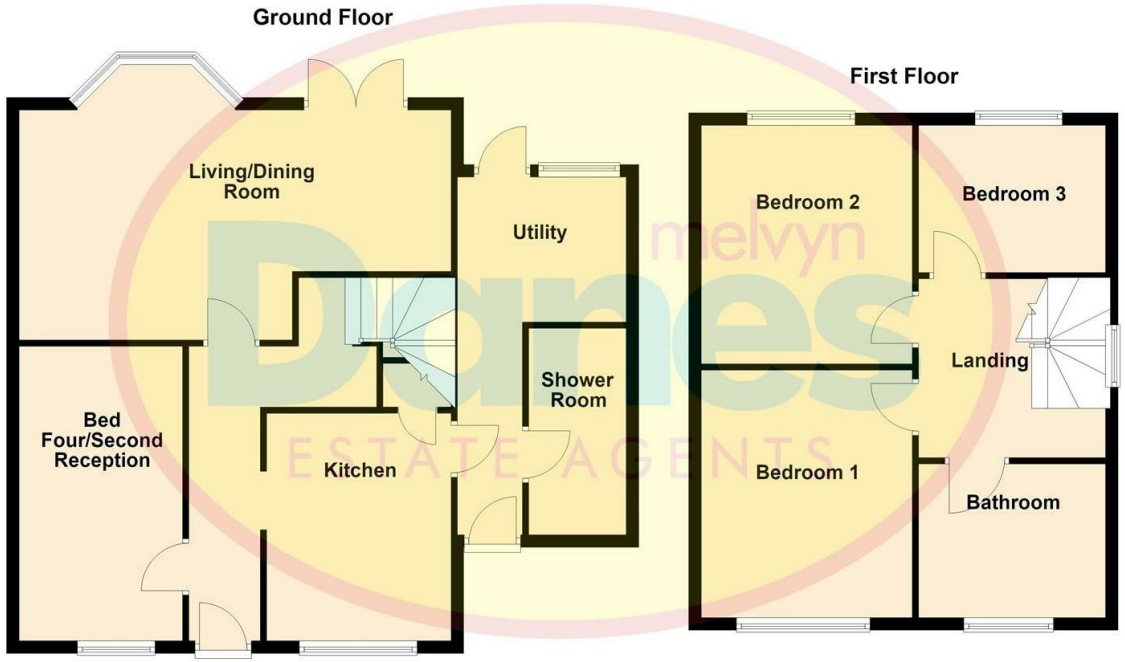
TENURE: We are advised that the property is Freehold.

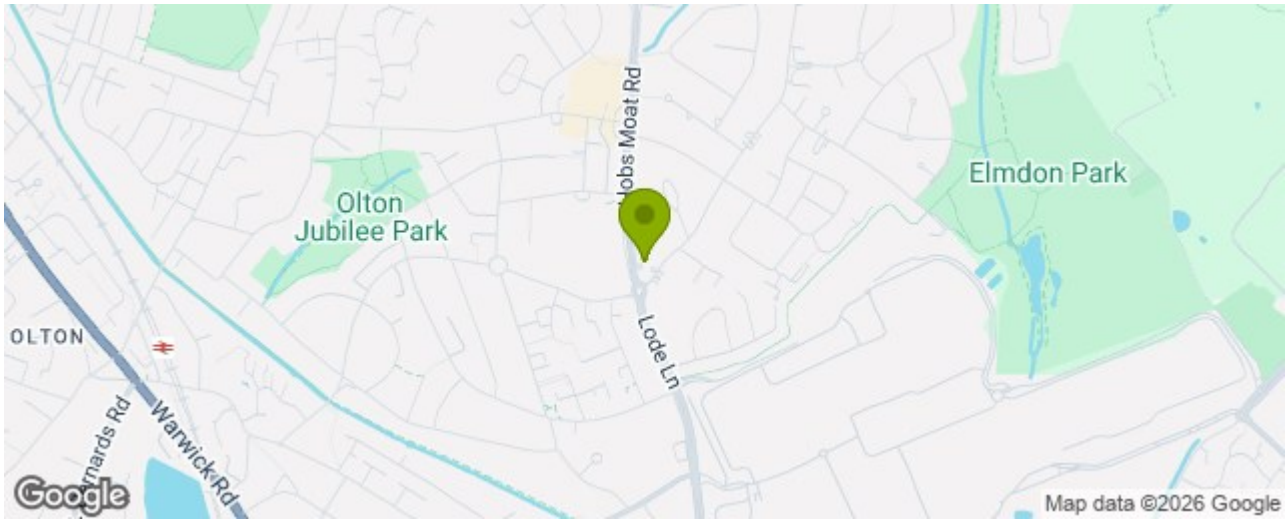
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 13/10/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





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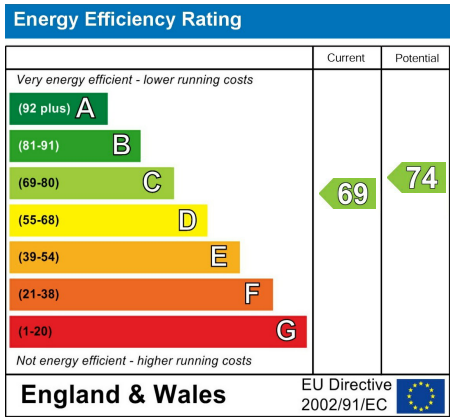
Council Tax Band: D



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.