



# Charingworth Road, Solihull

## Offers Around £300,000

- SEMI DETACHED
- THROUGH LIVING DINING ROOM
- POTENTIAL TO ADD VALUE
- LARGE GARDENS
- CHAIN FREE
- THREE BEDROOMS
- SINGLE GARAGE
- POTENTIAL TO EXTEND (STPP)
- OFF ROAD PARKING



Charingworth Road leads off Ebrington Avenue which leads from Old Lode Lane where one will find local shopping with further shopping 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.

Regular bus services operate along Old Lode Lane to the town centre of Solihull or in the opposite direction to the A45 Coventry Road at the Wheatsheaf. The A45 gives access to the city centre of Birmingham and travelling away from Birmingham along here 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.

This traditional style semi-detached house offer good family accommodation. It is set back from the road behind a driveway allowing parking for numerous vehicles.

### ENTRANCE PORCH

Access via UPVC porch door leading to front door through to the hallway.

### HALL

A through hall providing access to living/dining room and kitchen. With under stair storage, ceiling light and wall mounted radiator.

### LIVING/DINING ROOM

**29'09 x 9'10 (9.07m x 3.00m)**



A through living dining room with bay window to front elevation and UPVC opening door onto the rear garden. With wall mounted lighting and wall mounted radiators and electric fire place with stone effect surround.



### KITCHEN

**8'04 x 7'03 (2.54m x 2.21m)**



A fitted kitchen with a range of base units, access to pantry and door into utility. sink with mixer tap and window to rear elevation overlooking the garden.

### LEAN TOO/UTILITY

**4'08 x 7'11 (1.42m x 2.41m)**

A lean too structure ideal use as a utility, having access into the garage and the rear garden. Currently housing the washing machine and tumble dryer.

### GARAGE

**18'02 x 7'04 (5.54m x 2.24m)**

a single garage with power and lighting with up and over garage door.

### LANDING

Allowing access into three bedrooms and the shower room.



### BEDROOM ONE

**10'00 x 11'11 (3.05m x 3.63m)**



A good sized double bedroom with bay window to front elevation. With fitted wardrobes, central ceiling light and wall mounted radiator.

### BEDROOM TWO

**9 x 10'07 (2.74m x 3.23m)**



Another double room with built in wardrobes with window to rear elevation, central ceiling light and wall mounted radiator.

### BEDROOM THREE

**7'05 x 8'06 (2.26m x 2.59m)**

A small double room or large single with window to rear elevation, central ceiling light and wall mounted radiator.

### FAMILY SHOWER ROOM

**7'06 x 5'03 (2.29m x 1.60m)**

Fitted with an easy access walk in shower, toilet and wash basin with airing cupboard storage housing hot water tank. With window to front elevation, central ceiling light and wall mounted radiator.

### GARAGE

**15'6 x 8'2 (4.72m x 2.49m)**

A single garage with power and lighting.

### OUTSIDE

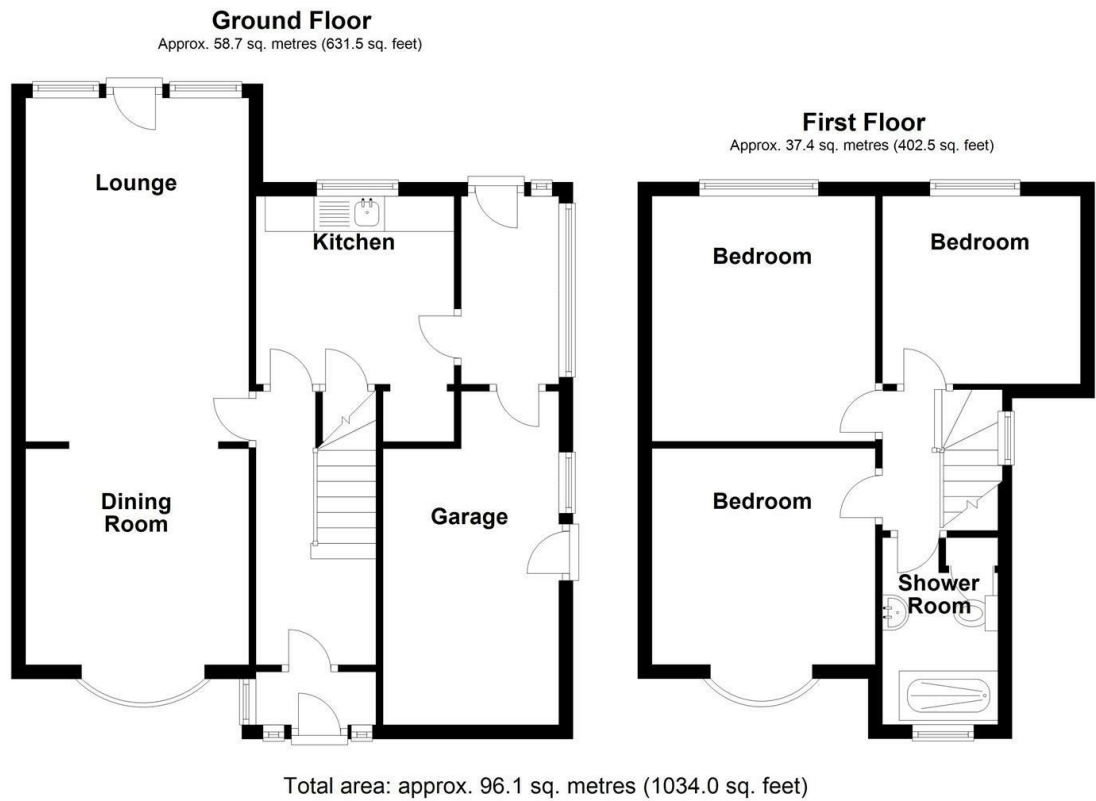


Accessed via a large paved drive way leading to a UPVC glazed porch door. To the rear we have excellent sized gardens mainly laid to lawn with mature shrubs and a good sized shed.



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

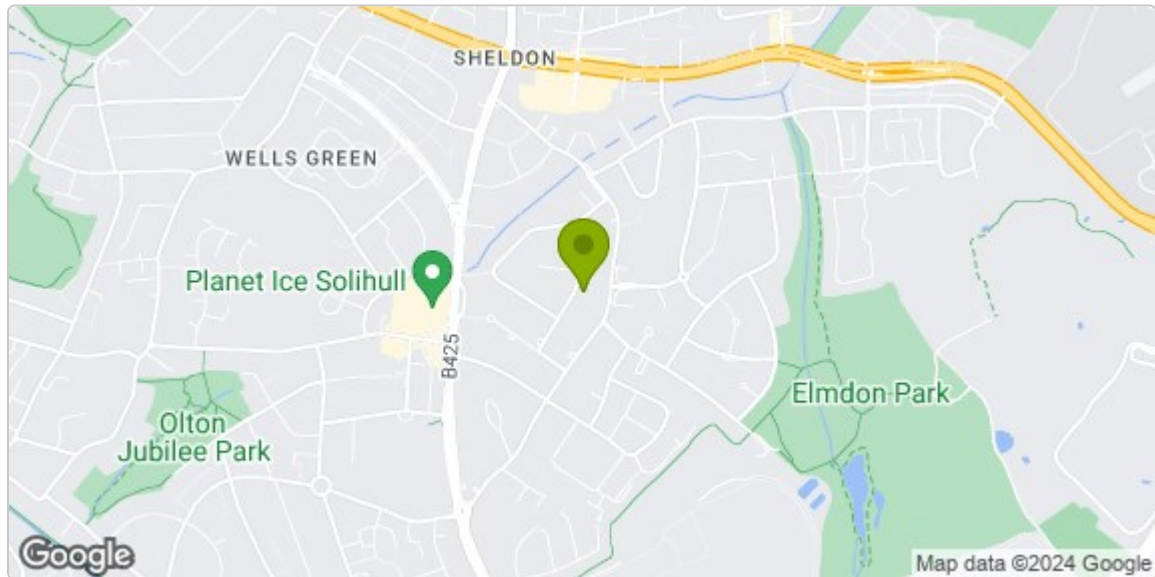
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along Old Lode Lane, take the fourth turning on the left into Ebrington Avenue and first left into Charingworth Road where the property will be found on the left hand side.

**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.



Full Postal Address:  
44 Charingworth Road Solihull  
Solihull B92 8HZ

Council Tax Band: F

