



Valley Road, Solihull

£340,000

- SEMI DETACHED HOUSE
- DINING ROOM
- UTILITY ROOM
- THREE BEDROOMS
- REAR GARDEN
- LOUNGE
- KITCHEN
- DOWNSTAIRS WC
- GARAGE
- DRIVEWAY

Valley Road leads off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This semi-detached property is set back from the road behind a driveway leading to the accommodation.

PORCH **7" x 5'7" (2.13m x 1.70m)**



Having UPVC porch door leading to the property with ceiling light point and wall mounted electric heater with further door leading to the hallway

HALLWAY



Having ceiling light point, central heating radiator, under stairs storage cupboard with sensor light, stairs to first floor and doors leading to the ground floor accommodation

DINING ROOM **13'2" x 11'9" (4.01m x 3.58m)**



Having ceiling light point, electric fire feature, central heating radiator and UPVC double glazed bay window to front

LOUNGE **17'6" x 10'8" (5.33m x 3.25m)**



Having ceiling and wall light points, electric fire feature, central heating radiator and UPVC double glazed sliding doors to rear garden

KITCHEN
8'2" x 7'6" (2.49m x 2.29m)



Having ceiling light point and a range of wall, drawer and base units with work surface over, sink unit with drainer and mixer tap, space for oven, tiled splashbacks, space for fridge freezer, UPVC double glazed window to rear and opening leading to:

UTILITY
7'4" x 6'9" (2.24m x 2.06m)



Having ceiling light point and a range of wall units, work surfaces, space and plumbing for washing machine, tumble dryer and dishwasher, UPVC double glazed window to rear, door leading to WC and further UPVC door to rear garden

CLOAKROOM
6'7" x 3'4" (2.01m x 1.02m)



Having ceiling light point, central heating radiator, sink basin with mixer tap, low level WC and UPVC double glazed window to side

BEDROOM ONE
12'2" x 10'9" (3.71m x 3.28m)



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

BEDROOM TWO
11'11" x 10'9" (3.63m x 3.28m)



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

BEDROOM THREE
8'5" x 6'7" (2.57m x 2.01m)



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

SHOWER ROOM
7'6" x 5'4" (2.29m x 1.63m)



Having ceiling light point, heated towel rail, low level WC, sink basin with vanity unit and mixer tap, shower tray with mains shower and screen, wall mounted extractor and UPVC double glazed window to rear

GARAGE
18'2" x 10'5" (5.54m x 3.18m)

Having ceiling light point, central heating radiator, electric sockets, electric up and over door to front and further door from garden

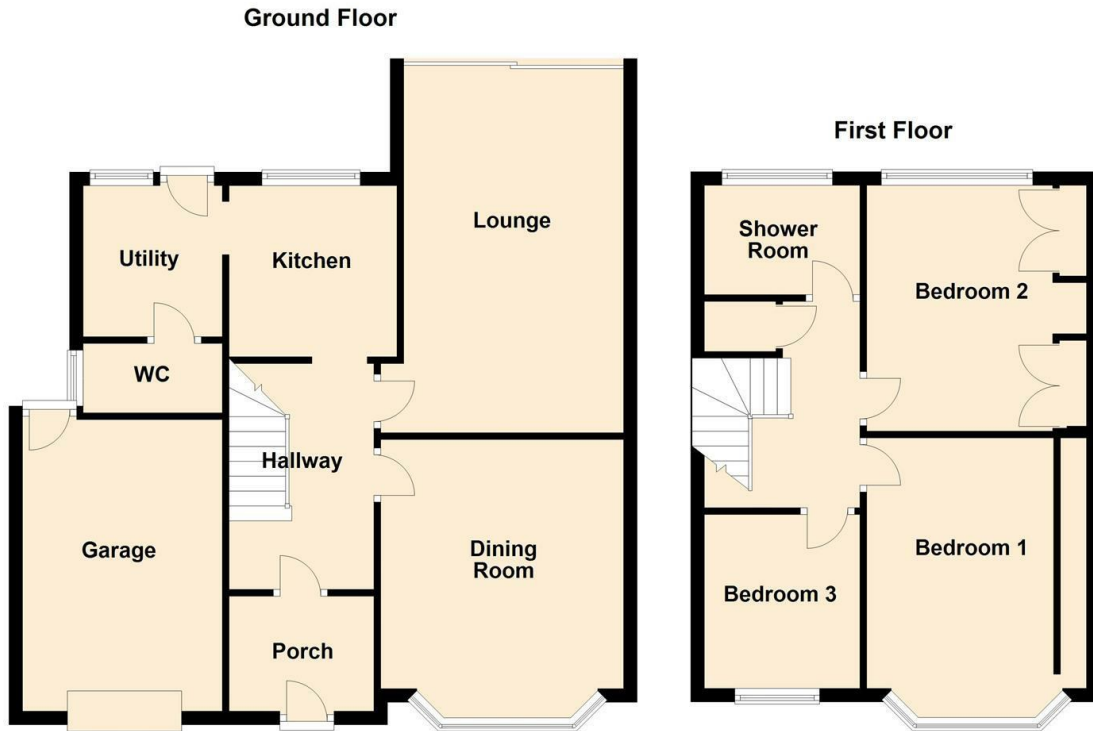
REAR GARDEN



Beautifully maintained, laid mainly to lawn with various shrubs and patio area at both front and rear of garden with sensor light. External storage sheds, with additional shed to rear with fenced surround and access to garage.

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.

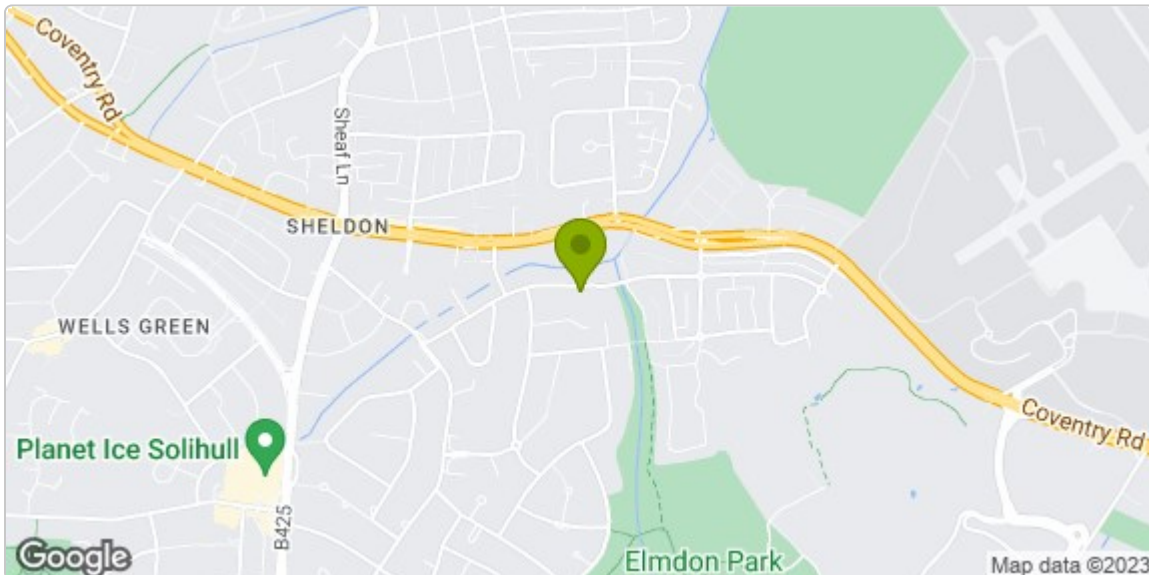


TENURE: We are advised that the property is Freehold.

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.



96 Valley Road Solihull B92
9AX

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	