



melvyn
Danes
ESTATE AGENTS

Eden Road

Asking Price £440,000

Description

Eden Road leads directly off Walford Drive which in turn leads indirectly from Valley Road which leads to Old Lode Lane. Local shops are sited along Old Lode Lane 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 out towards the A45 Coventry Road at the Wheatsheaf. The A45 gives access to the city centre of Birmingham or travelling in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Elmdon Park is a short distance away offering a vast area of public open space with woodland walks, children's play area and historic church.

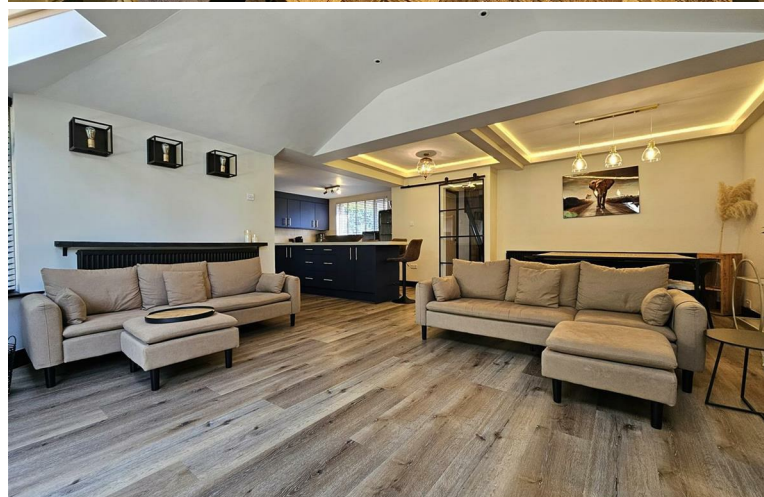
This semi detached property is set back from the road behind lawned fore garden with path leading to the front door allowing access to the accommodation.

This property has been completely modernised from top to bottom with a very stylish finish throughout. Having been heavily extended and beautifully refurbished we expect this property to generate strong interest.

Comprising of entrance hall, ground floor WC, under stair storage, front reception with large bay window, open plan kitchen dining living space. A wonderful room with stylish fitted kitchen with a range of quality integrated appliances, central island with breakfast bar, moulded ceilings with mood lighting, ample space for large dining table and numerous seating options. With vaulted ceiling, French doors onto the rear garden and led spotlighting. A real feel of quality throughout.

To the first floor we have three large double bedrooms, a further single room with hanging rail and a beautifully fitted family bath room with 4 piece suite including separate shower. Offering lovely colour schemes and freshly laid carpets, a real feel of quality is complemented by bright and airy accommodation.

To the rear we have a private garden backing onto the park with direct gated access, ideal for dog walkers and children, with raised deck allowing access into a utility space currently housing washing machine and tumble dryer. With a large lawned area, patio and garden shed. To the front we have a lawned fore garden with permissions in place for a drop curb to be installed allowing for off road parking.



Accommodation

Entrance Hall

Living Room

16'11" x 10'2" (5.181 x 3.118)

Open Plan Kitchen Living Dining Room

28'0" max x 21'10" max (8.545 max x 6.655 max)

Ground Floor WC

Bedroom One

14'7" x 10'2" (4.458 x 3.106)

Bedroom Two

11'5" x 10'5" (3.494 x 3.183)

Bedroom Three

10'2" x 15'2" (3.115 x 4.646)

Bedroom Four

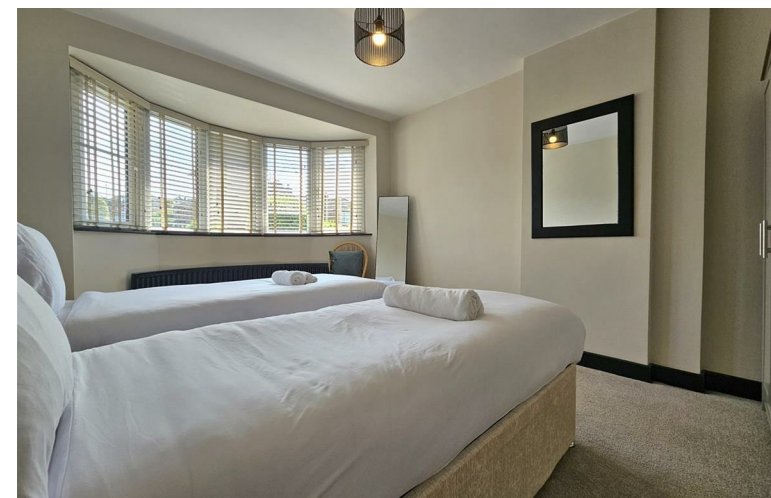
8'6" x 5'10" (2.592 x 1.801)

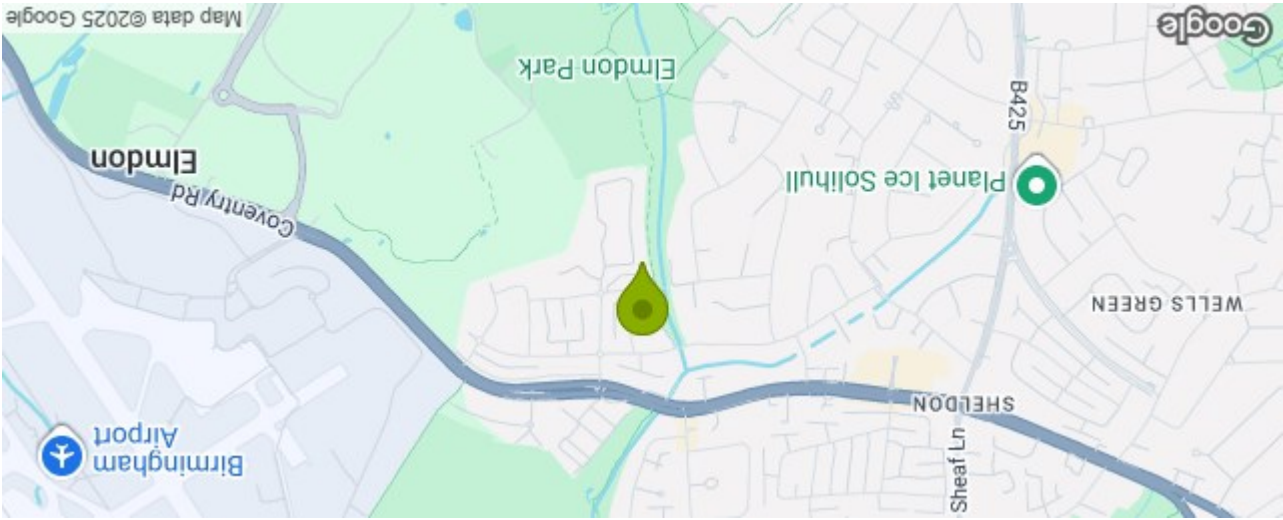
Bathroom

9'5" x 9'11" (2.883 x 3.042)

Private Rear Gardens

Front Gardens





26 Eden Road Solihull B92 9DU
Council Tax Band: C

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
A (92 plus)	79
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	65
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

