



10 GAYDON ROAD, SOLIHULL, B92 9BP

OFFERS AROUND £254,000

- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- BATHROOM
- DRIVEWAY
- DOUBLE GLAZING
- OFFERING NO CHAIN
- KITCHEN
- GARAGE
- REAR GARDEN
- GAS FIRED CENTRAL HEATING

Gaydon Road leads just off Ventnor Road which in turn leads indirectly 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 house now requires modernisation and offers no chain. Benefitting from double glazing, gas fired central heating and a garage it is set back from the road behind a driveway with side foregarden and pathway leading to the accommodation.

Porch

Double glazed sliding patio doors and further entrance door with obscure side window leading to:

Hallway

Stairs lead to the first floor with spindle balustrade, understairs storage cupboard, central heating radiator, doors to kitchen, dining room and door to:

Lounge

14'0" x 13'1" into the bay window (4.27m x 3.99m into the bay window)



UPVC double glazed bay window to the rear, central heating radiator.

Dining Room

15'1" into the bay window x 10'5" (4.60m into the bay window x 3.20m)



UPVC double glazed bay window to the front, laminate style flooring, electric fire, central heating radiator.

Kitchen

10'11" x 5'8" (3.33m x 1.75m)



Having wall, drawer and base units with work surfaces over, sink and drainer and mixer tap, plumbing for washing machine, cupboard with central heating boiler, UPVC double glazed window to the side and door to the garden.

Landing

Obscure UPVC double glazed window to the front and doors to:

Bedroom One
15'1" into the bay window x 10'4" (4.60m into the bay window x 3.15m)



UPVC double glazed bay window to the front, central heating radiator.

Bedroom Two
13'1" into the bay window x 9'8" (4.01m into the bay window x 2.97m)

UPVC double glazed bay to the rear, central heating radiator.

Bedroom Three
10'5" x 6'9" (3.18m x 2.06m)



UPVC double glazed window to the rear, central heating radiator.

Bathroom



Bath with electric shower over, pedestal hand wash basin, low flush toilet, tiled floor, central heating radiator, obscure UPVC double glazed window to the side.

Garden

Laid mainly to lawn with patio, fenced and hedge boundaries.

Garage

15'3" x 6'11" (4.65m x 2.13m)

Metal up and over door, power and lighting.

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 and take the fifth turning on the right into Valley Road then third right into Ventnor Road. As you enter take the second turning on the left into Gaydon Road where the property will be found on the right 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC