



# Hobs Moat Road, Solihull

**Asking Price £290,000**

- SEMI DETACHED
- EXTENDED
- SINGLE GARAGE
- OFF ROAD PARKING
- THREE BEDROOMS
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- OPEN PLAN LIVING DINING



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 set driveway affording parking for multiple vehicles leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via glazed upvc door leading to wooden inner do allowing access to the entrance hall.

### **ENTRANCE HALL**

A through hallways giving access to the living/dining room and the kitchen.

### **LIVING/DINING ROOM**

**20'4" (min) x 9'6" (6.20m (min) x 2.90m)**



A open plan living dining room with bay window to front elevation and window to the rear elevation with glazed door into conservatory. With gas fire place with wooden surround, wall mounted lighting and radiators.



### **CONSERVATORY**

**8'6" x 6'3" (2.59m x 1.91m)**



A compact conservatory with French doors opening onto the garden.

### **KITCHEN**

**18'6" x 8'09" (5.64m x 2.67m)**



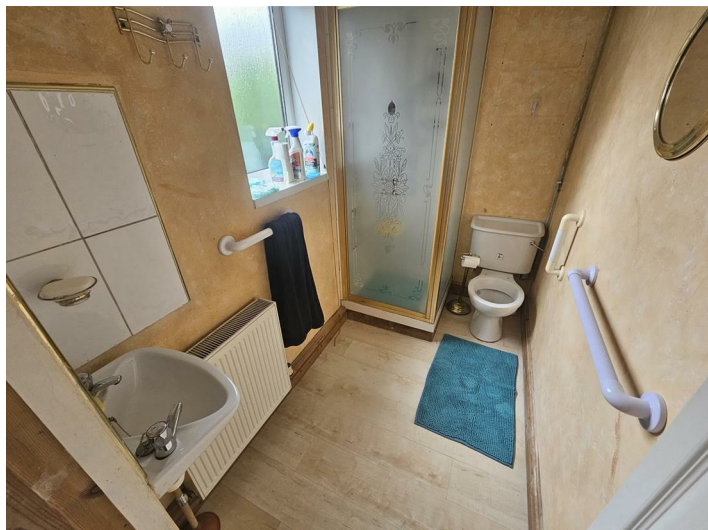
An extended kitchen fully fitted with a range of wall mounted and base units with worktop over. with access to under stairs storage and into inner lobby through to shower room and a door to the rear garden. With double aspect window to the



side and rear elevation and a range of integrated appliances including electric oven and gas hob with extractor, 1.5 bowl sink with mixer tap, space and plumbing for washers and dryers.



## SHOWER ROOM



## GARAGE

### BEDROOM ONE 12'9" x 9'8" (3.89m x 2.95m)



### BEDROOM TWO 12'5" (into bay) x 9'7" (3.78m (into bay) x 2.92m)



### BEDROOM THREE 8'5" x 5'7" (2.57m x 1.70m)

## BATHROOM



## OUTSIDE



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

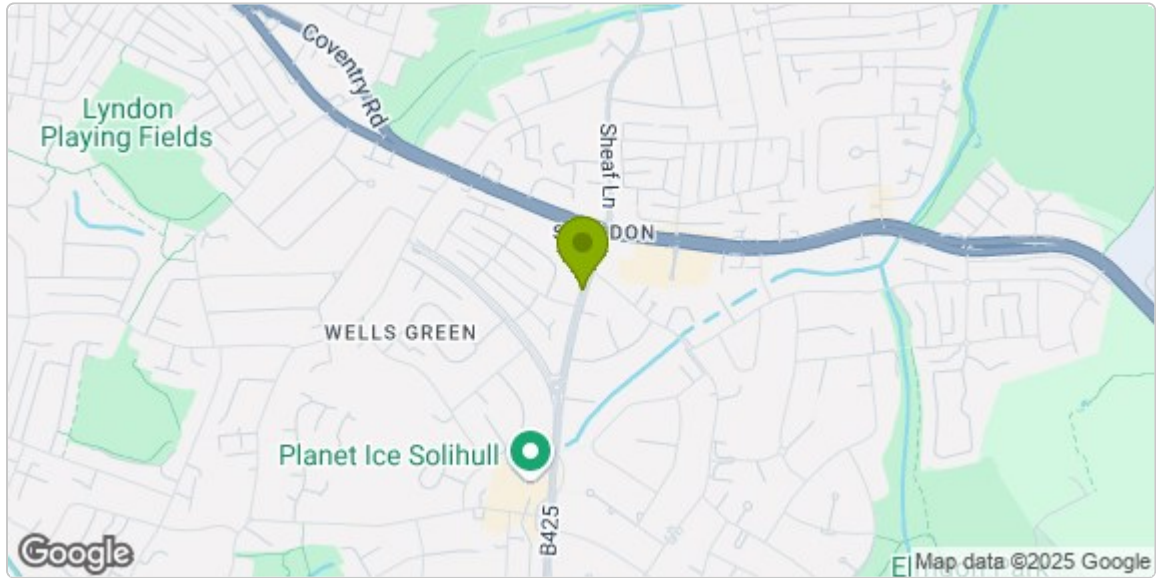
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island proceed straight on into Hobs Moat Road. Continue along, past the crescent of shops and turn right into the service 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.



Full Postal Address:  
308 Hobs Moat Road Solihull  
Solihull B92 8JX

Council Tax Band: C

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