



St. Gerards Road
Solihull





Property Description

This three/ four bedroom two bathroom semi-detached family home is based in the heart of Solihull.

This character property is located in the ever popular B91 postcode benefiting from Alderbrook and St. Peters school catchments (overflow for Tudor Grange), a short walk from Solihull Town Centre with Touchwood Shopping Centre and its convenient transport links.

This family home benefits from: three bedrooms; converted loft; family bathroom, front lounge and covered garage which can be used as an additional reception room or bedroom, plus downstairs shower room/ensuite; kitchen diner has been developed to rear with further potential to extend (STPP); large driveway to front; and enclosed rear garden.

Approach

Large tarmac driveway with block paving to edges.

Entrance Porch

Double glazed door to front aspect and double glazed window to front aspect.

Entrance Hallway

Single glazed door to front aspect, understairs cupboard and central heating radiator.

Lounge

13' 7" x 10' 2" (4.14m x 3.10m)

Double glazed window to front aspect, TV points and central heating radiator.

Dining Room

12' 7" x 8' 9" (3.84m x 2.67m)

Double glazed patio door and double glazed window to rear aspect.

Kitchen Diner

.7' 9" x 11' 1" (2.36m x 3.38m)

Double glazed window to rear aspect, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven, gas hob, extractor hood, pantry, plumbing for washing machine & dishwasher and tiled to splash prone areas.

Bedroom One

12' 7" x 10' 1" (3.84m x 3.07m)

Double glazed window to rear aspect and central heating radiator.

Bedroom Two

11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed window to front aspect, TV points and central heating radiator.

Bedroom Three

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed window to front aspect, storage into eaves and central heating radiator.

Converted Loft

15' 5" x 14' 2" (4.70m x 4.32m)

Double glazed skylight to rear aspect, TV points and storage into eaves.

Family Bathroom

Double glazed window to rear aspect, bath, separate shower cubicle, hand wash basin with mixed taps, WC, hot towel rail and full tiling.

Seperate W.C.

Bedroom Four/lounge

14' 6" x 7' 2" (4.42m x 2.18m)

Double glazed window to front aspect, TV points and central heating radiator.

Downstairs Shower Room

Fully tiled Shower Wet Room, double glazed window to side aspect, W.C, hand wash basin, extractor fan and hot towel rail.

Garden

Patio and seating area leading to lawn, mature shrubs and planting beds to sides, outside water tap and outside electrical sockets.

Outbuilding

11' 7" x 7' 8" (3.53m x 2.34m)

Concrete foundation and electric supply.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
 SOLIHULL B91 3SN

EPC Rating: D

Tenure: Freehold

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