



Irving Road, Solihull

Guide Price £315,000





## PROPERTY OVERVIEW

Situated on a sought after road, this impressive three-bedroom semi-detached house presents a wonderful opportunity for those seeking a comfortable family home. Boasting a convenient location and a wealth of potential, this property is sure to appeal to a variety of buyers. Upon entering the property, one is greeted by an inviting entrance hallway with a guest toilet, setting the tone for what lies within. The ground floor features a spacious and bright living/dining room, benefitting from dual aspect windows that flood the space with natural light. The well-appointed fitted kitchen offers ample work surfaces, making meal preparation a breeze. Completing the ground floor is a single garage, providing valuable storage space or the opportunity for further development, subject to planning permission. Moving to the first floor, the property offers three bedrooms, including two generously sized double bedrooms and a versatile single room that could easily be transformed into a home office or guest room to suit your needs. A family bathroom completes the accommodation on this level.





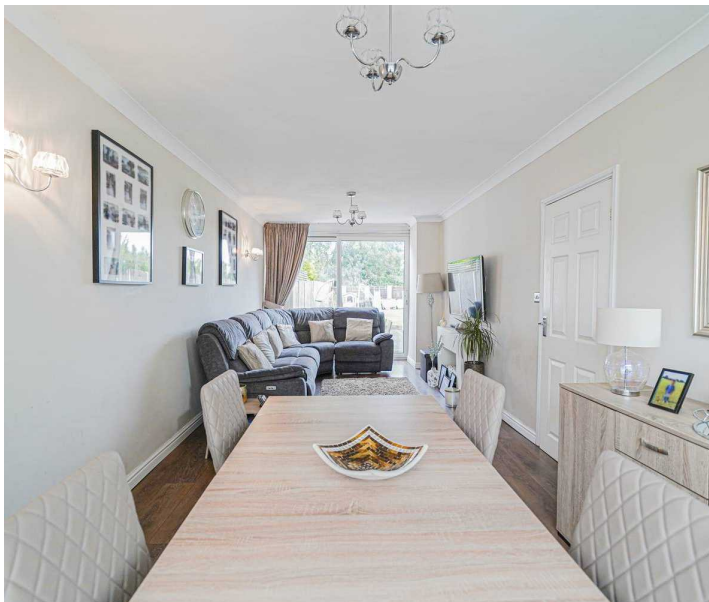
To the rear of the property, a lawn garden provides a peaceful retreat for outdoor relaxation, while a patio seating area offers the perfect spot for alfresco dining or entertaining guests. Furthermore, a driveway to the front of the property provides convenient off-road parking for multiple vehicles, adding to the practicality of this home. With scope to extend the property, (planning permission already granted PL/2024/00723/MINFHO for a single storey rear extension), this residence presents a rare opportunity for those looking to create their dream home tailored to their own specifications.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold





- Three Bedroom Semi-Detached Property
- Scope To Extend
- Sought After Road In Solihull
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms & Single
- Family Bathroom
- Lawn Rear Garden
- Driveway & Single Garage

#### **PORCH**

#### **HALLWAY**

#### **LIVING / DINING ROOM**

25' 5" x 9' 10" (7.74m x 3.00m)

#### **FITTED KITCHEN**

13' 0" x 12' 7" (3.95m x 3.83m)

#### **GUEST WC**

5' 1" x 2' 11" (1.54m x 0.90m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 8" x 9' 10" (3.86m x 2.99m)

#### **BEDROOM TWO**

12' 4" x 9' 11" (3.77m x 3.01m)

#### **BEDROOM THREE**

6' 10" x 5' 10" (2.08m x 1.79m)

#### **BATHROOM**

6' 3" x 5' 10" (1.91m x 1.78m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 83.2 sq.m. = 896 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

14' 11" x 5' 11" (4.55m x 1.81m)

### **PRIVATE REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor and fridge freezer, all carpets and blinds, some light fittings (excluding bed 1 light fitting).

### **ADDITIONAL INFORMATION**

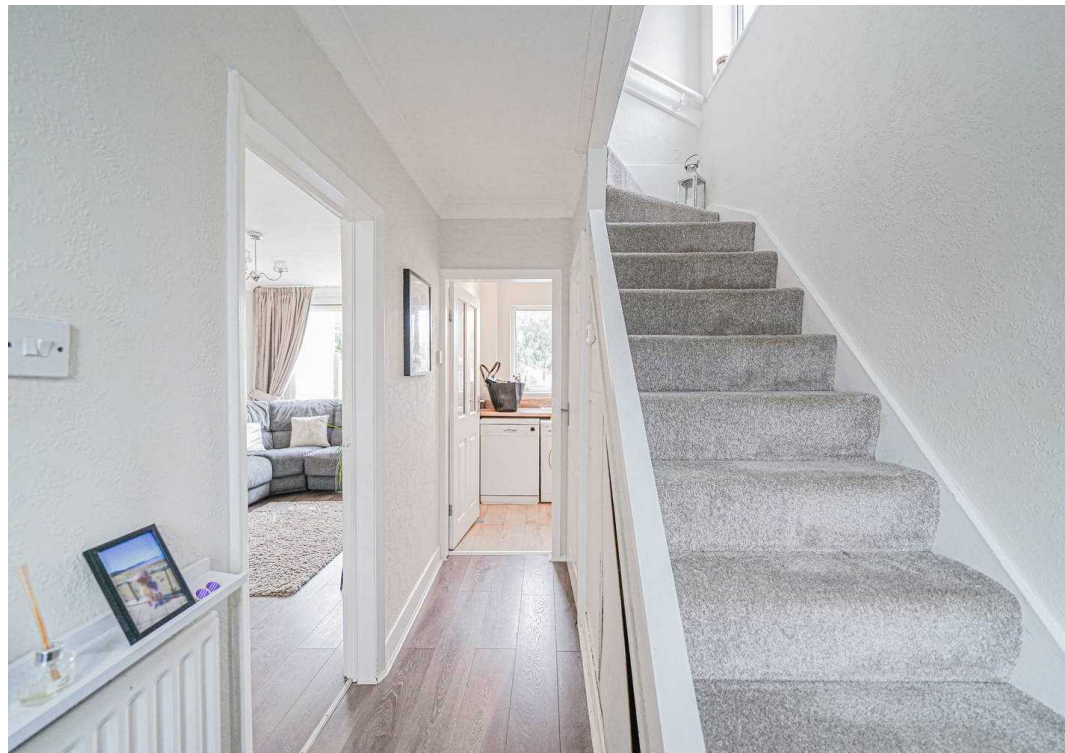
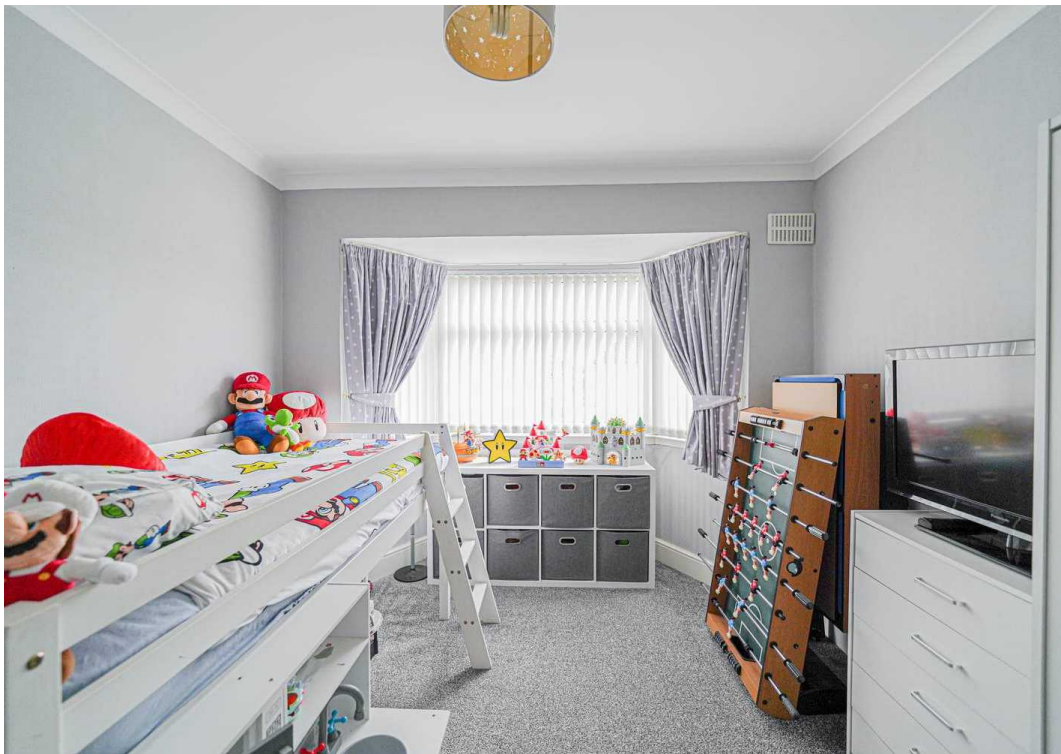
Services - Mains gas, electricity and water on a meter.

Loft - Partially boarded with ladder and lighting.

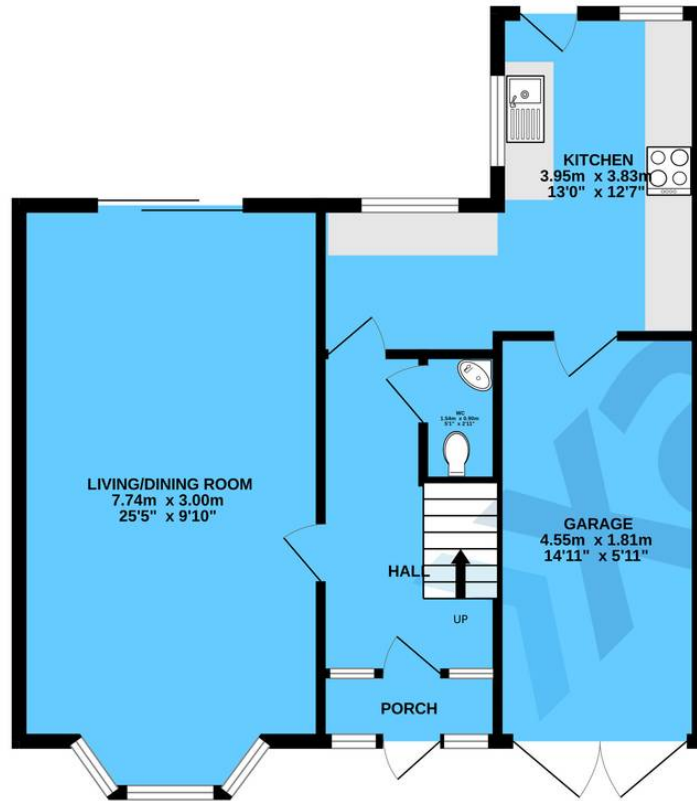
Broadband - BT.

### **MONEY LAUNDERING REGULATIONS**

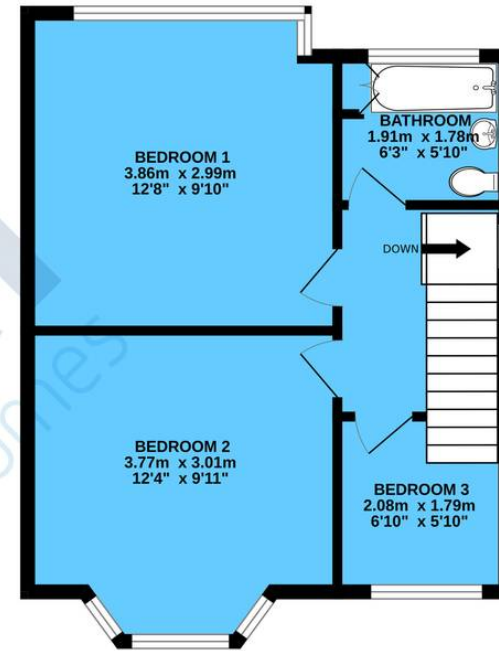
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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