

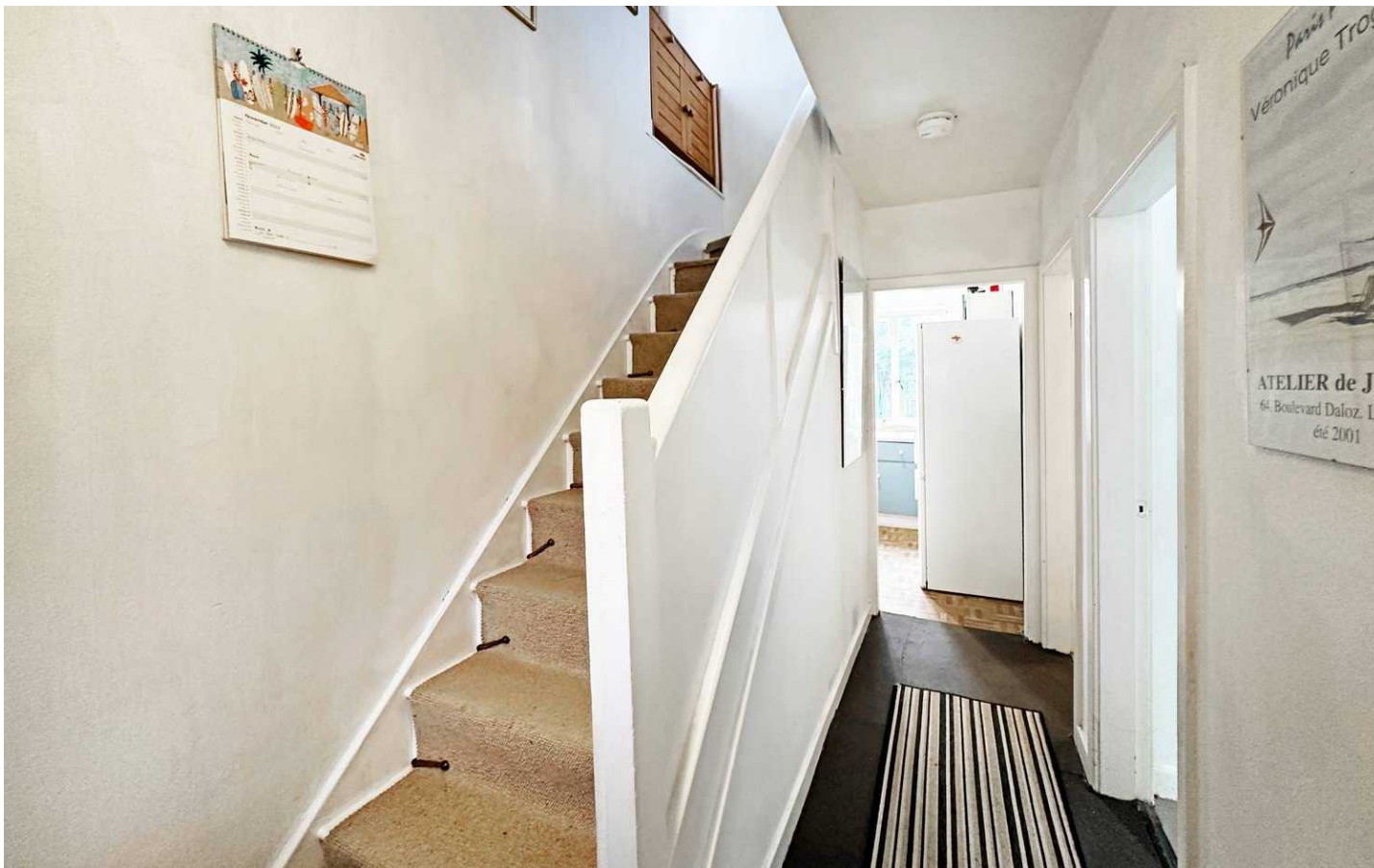


St. Gerards Road, Solihull

Guide Price £379,950







#### PROPERTY OVERVIEW

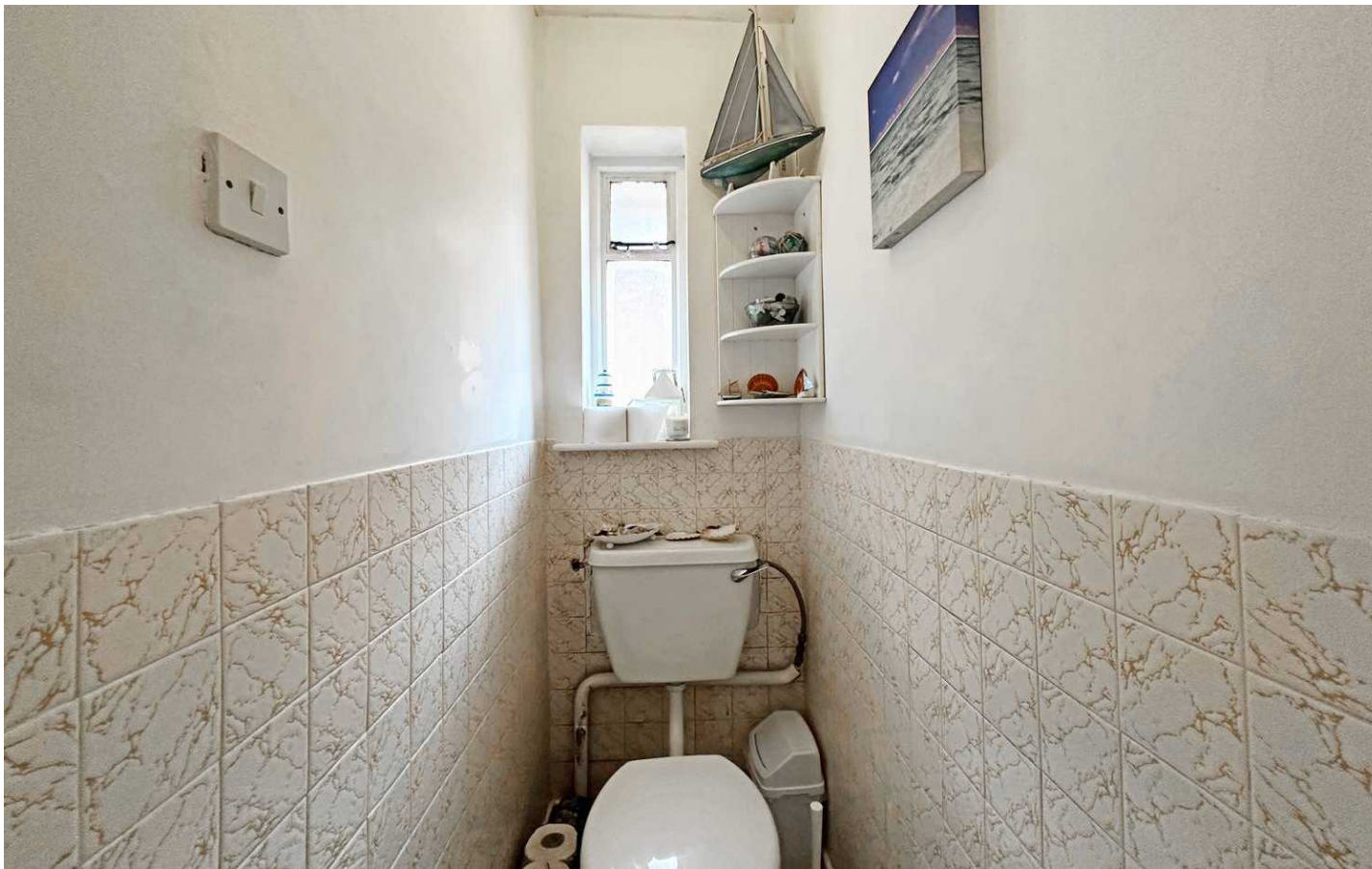
A fantastic opportunity to purchase this three bedroom semi detached situated in a prime location in Solihull and within easy walking distance of the School campus of Tudor Grange, Alderbrook and St Peters. This property does require modernisation throughout but has been priced accordingly. The accommodation in more detail comprises of: enclosed porch, entrance hall, two reception rooms, kitchen, three double bedrooms, bathroom, separate wc, mature garden and garage.

#### 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: D

Tenure: Freehold

- In Need Of Modernisation
- Early Viewing Essential
- Separate Wc
- Garage

**PORCH**

5' 6" x 2' 3" (1.68m x 0.69m)

**ENTRANCE HALL**

13' 5" x 5' 6" (4.09m x 1.68m)

**LIVING ROOM**

11' 10" x 10' 10" (3.61m x 3.30m)

**DINING ROOM**

14' 9" x 10' 10" (4.50m x 3.30m)

**KITCHEN**

8' 6" x 7' 5" (2.59m x 2.26m)

**FIRST FLOOR**

**BEDROOM ONE**

14' 9" x 10' 10" (4.50m x 3.30m)

**BEDROOM TWO**

11' 10" x 10' 10" (3.61m x 3.30m)

**BEDROOM THREE**

10' 10" x 9' 2" (3.30m x 2.79m)

**BATHROOM**

7' 3" x 6' 7" (2.21m x 2.01m)

**SEPARATE WC**

4' 8" x 2' 6" (1.42m x 0.76m)

**TOTAL SQUARE FOOTAGE**

107.3 sq.m (1155 sq.ft) approx.







## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 2" x 8' 4" (4.93m x 2.54m)

### **OUTSIDE WC**

### **OUTSIDE STORE**

### **MATURE GARDEN**

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

Fitted wardrobes.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - NowTV

### **MONEY LAUNDERING REGULATIONS**

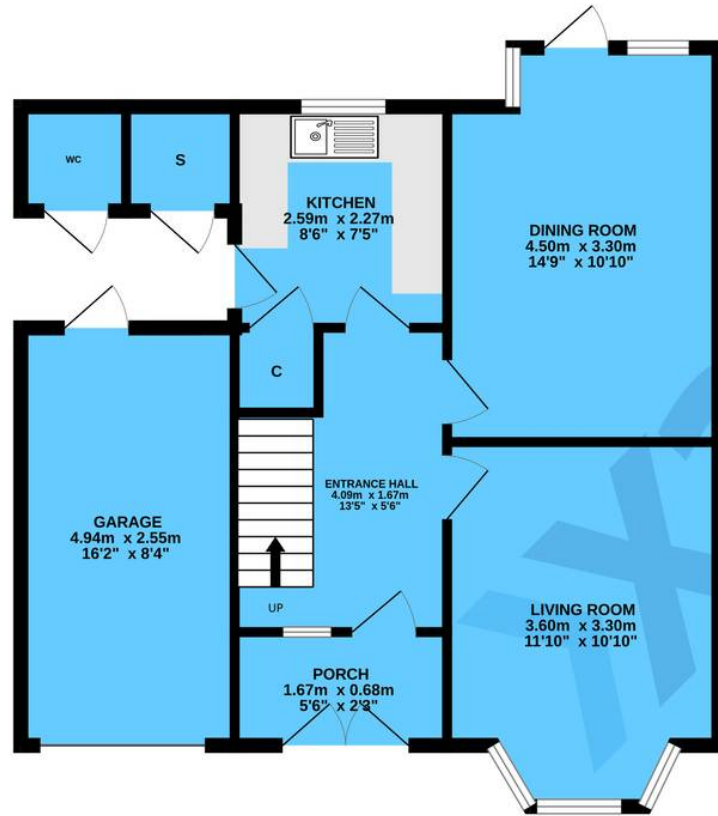
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



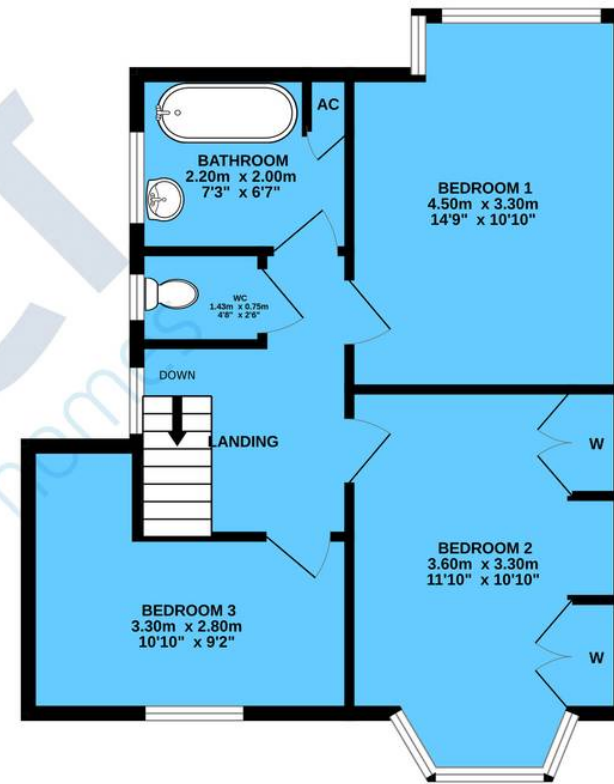




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 107.3 sq.m. (1155 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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