



Merevale Road, Solihull

Guide Price £350,000





## PROPERTY OVERVIEW

Presenting this fantastic three-bedroom semi-detached property with NO UPWARD CHAIN, making it an ideal opportunity for first-time buyers or investors. While in need of modernisation, this property boasts immense potential for extension, subject to planning permission. Upon entering, you are greeted by an entrance hallway that seamlessly connects the ground floor. The breakfast kitchen, complete with a breakfast island and pantry, is situated to the front. The open plan living/dining room is flooded with natural light and has been extended to include a charming garden room/conservatory. Upstairs, there are three bedrooms, with the principal bedroom featuring fitted wardrobes. A family bathroom services all bedrooms. The property benefits from a south-facing rear garden with a lawn, as well as a large driveway and a single garage. Don't miss out on the chance to transform this property into your dream home with endless possibilities for enhancement.





#### 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



- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Potential To Extend Subject To Planning
- Ideal For First Time Buyers Or Investors
- Breakfast Kitchen
- Open Planing Living / Dining Room
- South Facing Rear Garden
- Driveway & Single Garage
- Early Viewing Essential



## PORCH

### ENTRANCE HALLWAY

### BREAKFAST KITCHEN

12' 0" x 10' 0" (3.65m x 3.05m)

### LIVING ROOM

17' 1" x 13' 1" (5.20m x 4.00m)

### DINING ROOM

10' 6" x 8' 10" (3.20m x 2.70m)

### GARDEN ROOM / CONSERVATORY

10' 10" x 8' 4" (3.30m x 2.55m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

13' 1" x 13' 1" (4.00m x 4.00m)

### BEDROOM TWO

13' 1" x 10' 8" (4.00m x 3.25m)

### BEDROOM THREE

9' 10" x 8' 10" (3.00m x 2.70m)

### BATHROOM

8' 10" x 7' 3" (2.70m x 2.20m)

### TOTAL SQUARE FOOTAGE

Total floor area: 123.0 sq.m. = 1324 sq.ft. approx.

## OUTSIDE THE PROPERTY

### SOUTH FACING REAR GARDEN

### GARAGE

15' 1" x 7' 7" (4.60m x 2.30m)



**ITEMS INCLUDED IN SALE**

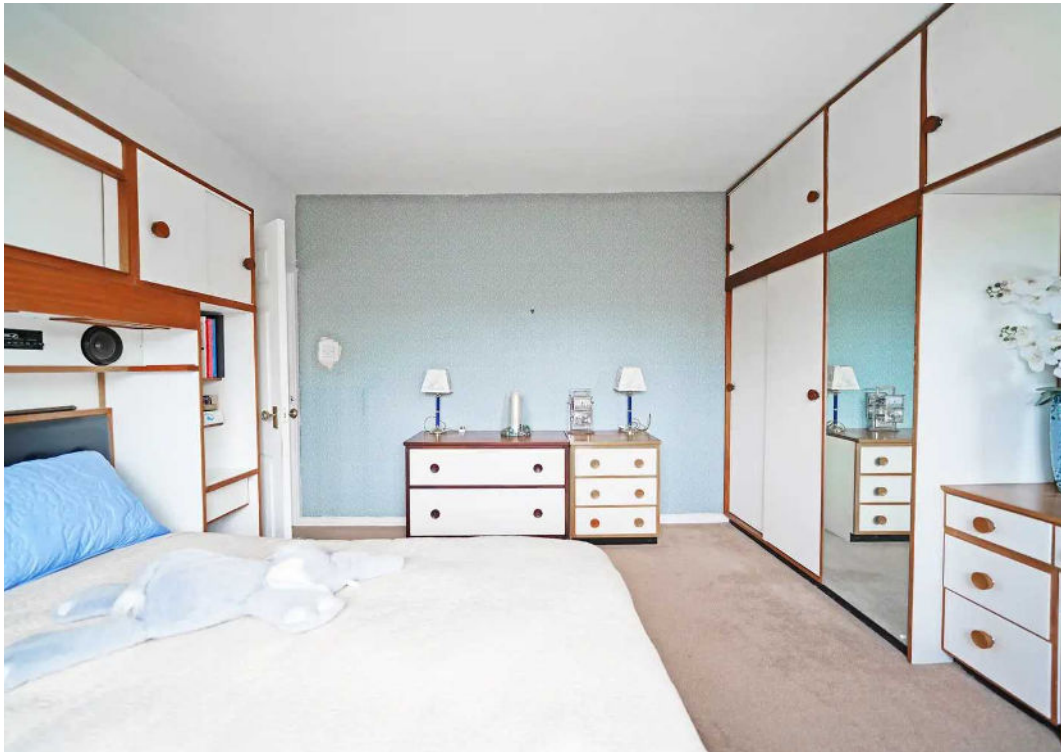
Hotpoint integrated oven, integrated hob, extractor, Beko washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and a greenhouse.

**ADDITIONAL INFORMATION**

Services - electricity and mains sewers.

**MONEY LAUNDERING REGULATIONS**

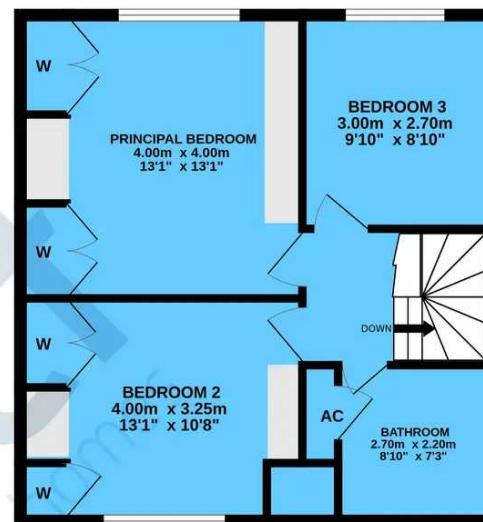
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 123.0 sq.m. (1324 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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