



Dene Court Road, Solihull

Guide Price £350,000





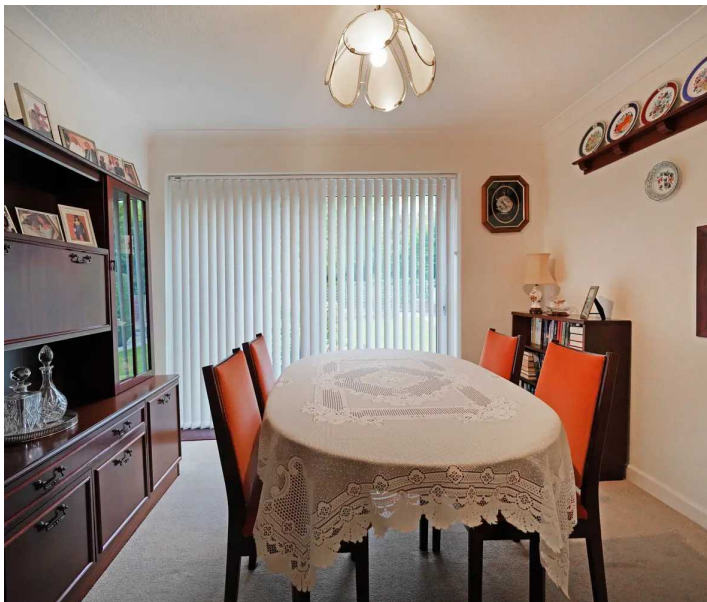


#### PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this impressive three bedroom semi detached which must be viewed internally to be appreciated. This property offers spacious accommodation throughout, benefits from gas central heating, double glazing and has the added attraction of a south facing garden. The accommodation in more details comprises of: enclosed porch, entrance hall, living room, dining room, kitchen, large utility room, veranda, three good sized bedrooms, bathroom, separate WC, garage and south facing garden.

#### 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.





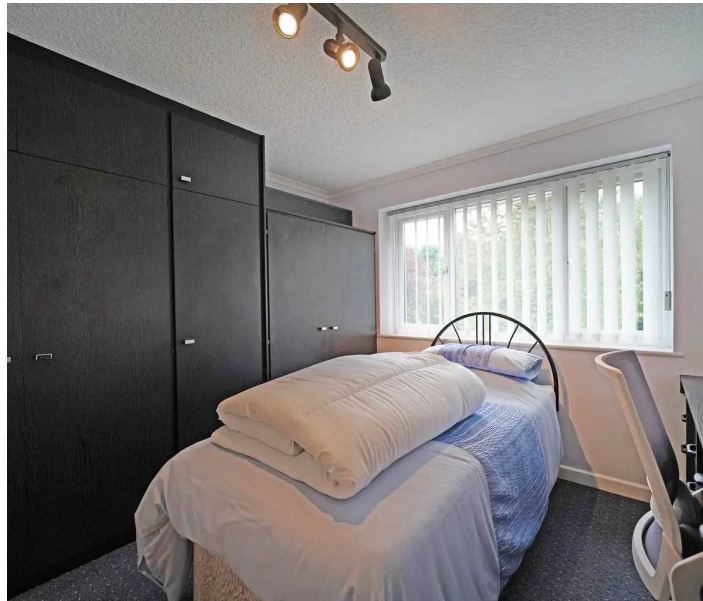


Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi Detached
- Spacious Accomodation
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Bathroom
- South Facing Garden
- Garage





**ENCLOSED PORCH**

**ENTRANCE HALL**

**LIVING ROOM**

15' 11" x 12' 0" (4.85m x 3.65m)

**DINING ROOM**

10' 6" x 9' 11" (3.19m x 3.03m)

**KITCHEN**

11' 5" x 7' 9" (3.49m x 2.37m)

**UTILITY ROOM**

11' 5" x 11' 5" (3.47m x 3.47m)

**VERANDA**

11' 7" x 6' 4" (3.54m x 1.92m)

**FIRST FLOOR**

**BEDROOM ONE**

15' 11" x 8' 7" (4.84m x 2.62m)

**BEDROOM TWO**

10' 6" x 9' 11" (3.20m x 3.02m)

**BEDROOM THREE**

10' 4" x 8' 0" (3.15m x 2.43m)

**BATHROOM**

7' 10" x 5' 5" (2.40m x 1.65m)

**WC**

5' 1" x 2' 7" (1.55m x 0.80m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 117.2 sq.m. = 1262 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

15' 4" x 7' 4" (4.67m x 2.24m)

**STORE****SOUTH FACING GARDEN****ITEMS INCLUDED IN SALE**

All blinds, fitted wardrobes in three bedrooms and all light fittings.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - with ladder.

**MONEY LAUNDERING REGULATIONS**

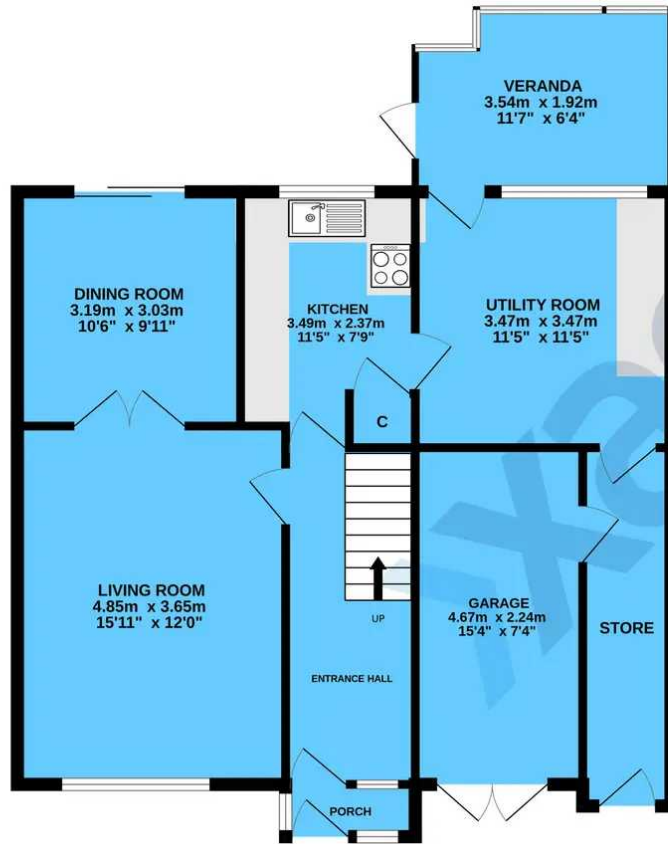
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



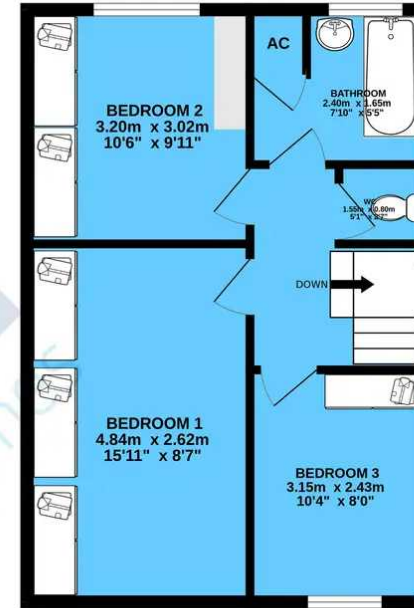




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 117.2 sq.m. (1262 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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