



# Hobs Moat Road, Solihull

**Asking Price £280,000**

- BUNGALOW
- FRESHLY DECORATED THROUGHOUT
- CHAIN FREE
- CENTRAL LOCATION
- THREE BEDROOMS
- OFF ROAD PARKING
- PRIVATE GARDENS
- BRIGHT FEEL THROUGHOUT

Hobs Moat Road links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find an abundance of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a good selection of shops in Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This semi-detached bungalow is set back on a service road behind a deep set tarmac driveway affording parking for multiple vehicles with side fore garden leading to the accommodation.

### **ENTRANCE PORCH**

Entrance via upvc glazed door allowing access to front door.

### **ENTRANCE HALL**

A through hallway allowing access to all bedrooms and reception rooms and the bathroom.

### **LIVING ROOM**

**12'1 x 13'1 (3.68m x 3.99m)**



A well proportioned room with sliding glazed doors onto the rear elevation. With multi fuel burner and wooden mantel. Central ceiling light and wall mounted radiator with access into the kitchen.

### **KITCHEN**

**10'03 x 7'01 (3.12m x 2.16m)**



A fitted kitchen with a range of wall and base mounted units with integrated appliances including fridge freezer, washer dryer, electric oven hob and extractor. 1.5 bowl sink with mixer tap and window to side elevation with door leading to garden room. Ceiling light.

### **GARDEN ROOM**



A UPVC glazed garden room ideal for boots cloaks or occasional seating allowing access into the garden.

**BEDROOM ONE**  
9'11 x 11'4 (3.02m x 3.45m)



A gorgeous room with large bay window to front elevation, wall mounted radiator and central ceiling light.

**BEDROOM TWO**  
10'7 x 8'11 (3.23m x 2.72m)



Double room with window to front elevation, wall mounted radiator and ceiling light

**BEDROOM THREE/DINING ROOM**  
9'9 x 7'1 (2.97m x 2.16m)



Third bedroom or second reception room with window to side elevation. Wall mounted radiator and central ceiling light.

**BATHROOM**  
6'4 x 7'1 (1.93m x 2.16m)

Fitted bathroom with shower wash basin and toilet.

**GARAGE**  
20 x 7'6 (6.10m x 2.29m)

A single garage with power and lighting with up and over door.

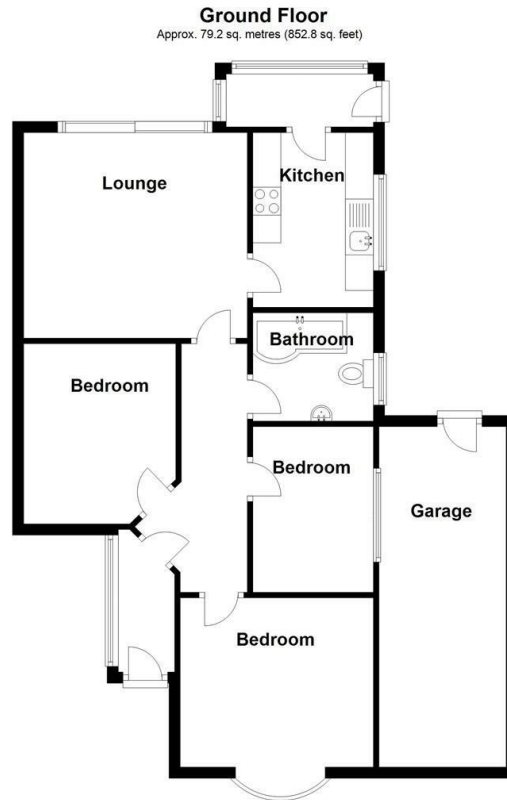
**GARDEN**



With mature shrubs and borders allowing for a particularly attractive and private garden with patio area and access into the garage.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 79.2 sq. metres (852.8 sq. feet)

## LOCATION

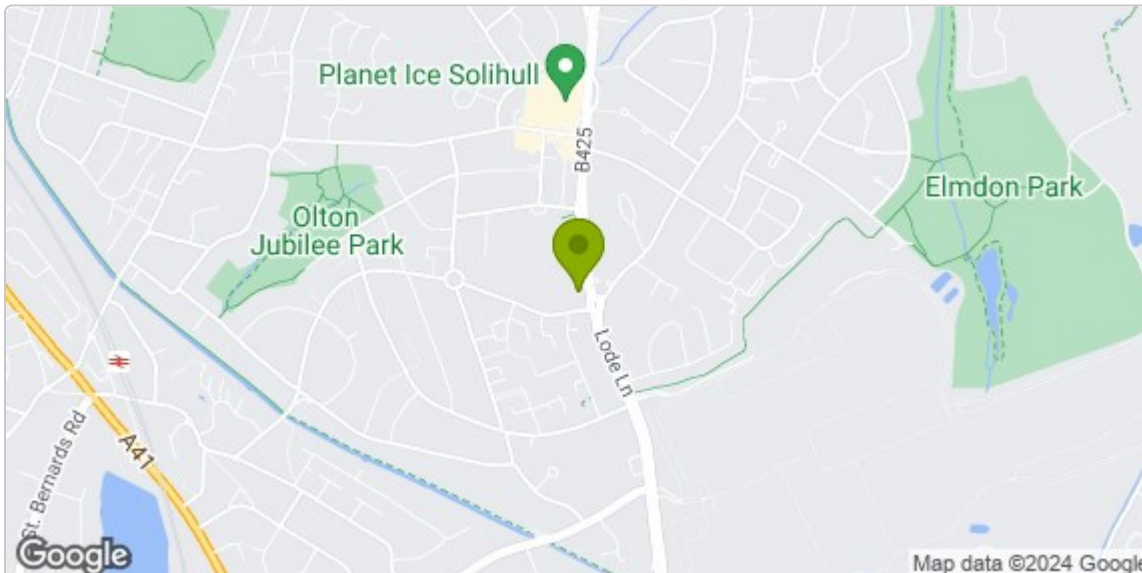
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island proceed straight on into Hobs Moat Road and take an immediate left onto the service road where the property will be found on the right hand side as you drive up.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

## VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
7 Hobs Moat Road Solihull  
Solihull B92 8PE

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
	<b>43</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk