



melvyn
Danes
ESTATE AGENTS



St. Gerards Road
Solihull
Asking Price £375,000

St Gerards Road leads directly from Blossomfield Road, one of the main arterial roads giving access to the town centre of Solihull passing Alderbrook School, Solihull College, Tudor Grange Park and leisure centre opposite which is access to Solihull's main line London to Birmingham railway station.

Travelling away from Solihull along Blossomfield Road which leads into Marshall Lake Road one will join the A34 Stratford Road. The A34 gives access to the city centre of Birmingham, via Shirley, or in the opposite direction to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is approached via a front driveway. A UPVC double glazed door opens to the



ACCOMMODATION

Entrance Hall

Accessed via EPVC front door and allowing access to all reception rooms and kitchen. With cloaks cupboard and ceiling light with wall mounted radiator.

Living Dining Room

24'7" x 10'8"



A large open plan room with window to front elevation and door and window to the lean too/conservatory. With Wall mounted radiators and central ceiling lights.

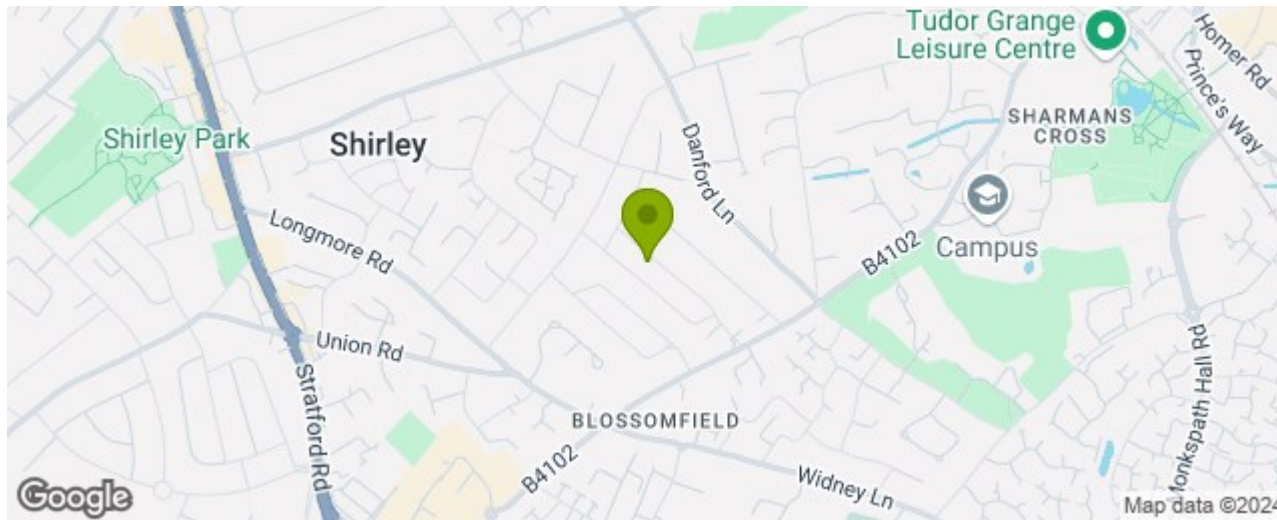
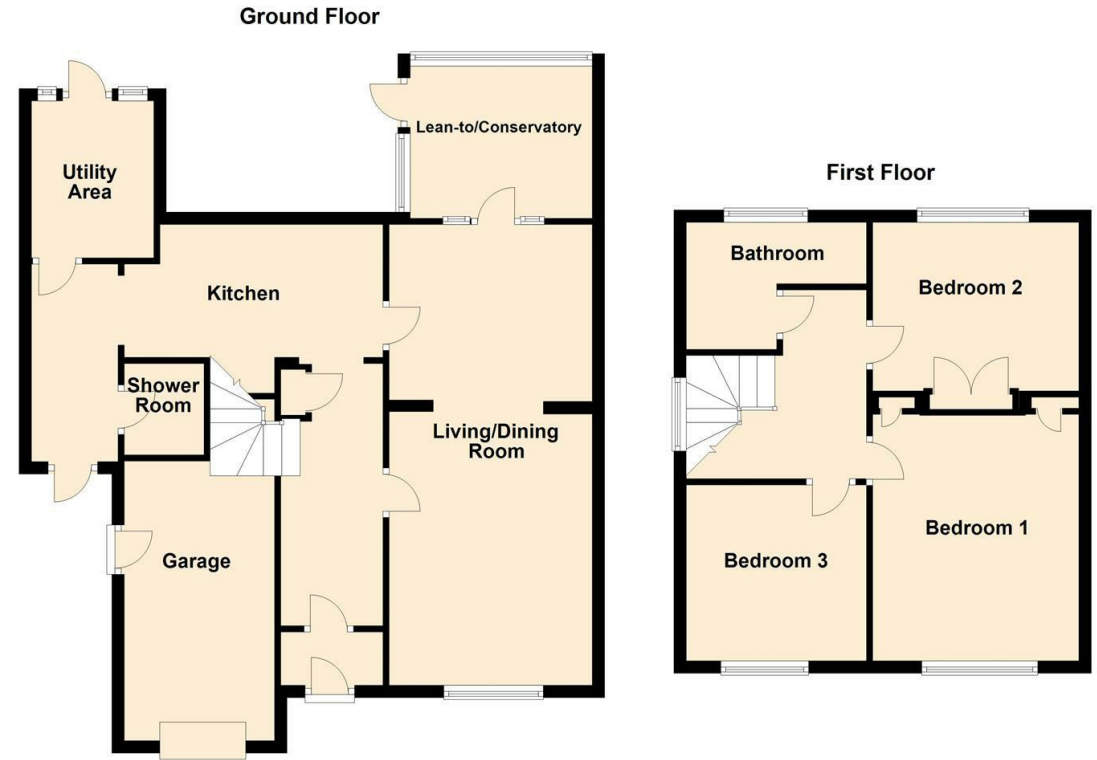


TENURE: We are advised that the property is Freehold.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



71 St. Gerards Road Solihull Solihull B91 1UD
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	

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.