



# Draycote Close, Solihull

**Guide Price £318,000**

- END TERRACED
- OFF ROAD PARKING
- DOUBLE STOREY EXTENSIONS
- CENTRAL LOCATION
- FOUR PIECE BATHROOM
- THREE DOUBLE BEDROOMS
- SINGLE GARAGE
- WELL PRESENTED AND MAINTAINED
- KITCHEN BREAKFAST ROOM
- EXCELLENT LOCATION

Draycote Close leads onto Rowood Drive which leads out to Lode Lane. A parade of local shops will be found on Rowood Drive together with access to Damsonwood Infant School.

Regular bus services operate throughout the development as well as along Lode Lane to the town centre of Solihull where one will find an excellent array of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three bedroom end terraced property is set back from the road behind a block paved drive leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via upvc front door leading to inner door to hallway

### **ENTRANCE HALL**



A bright entrance hall with access to WC, kitchen, living dining room, stairs to first floor and cloaks cupboard with shelving storage. Wall mounted radiator and ceiling light.

### **WC**



A fitted WC with wash basin and toilet and window to side elevation. With radiator and ceiling light.

### **KITCHEN BREAKFAST ROOM** **13'9" x 7'11" (4.194 x 2.431)**



A well fitted kitchen with a range of wall mounted and base units with worktop over. With a large window to front elevation and space for a breakfast table. Having a range of integrated appliances including electric oven, hob and extractor, 1.5 bowl sink and mixer tap, space and plumbing for fridge freezer, washing machine, dryer and dishwasher. With wall mounted radiator and ceiling light.

### **LIVING DINING ROOM** **17'8" x 19'10" (5.388 x 6.058)**



A large extended room with window and door to garden to the rear elevation. Having ceiling and wall mounted lighting and wall mounted radiators.

**BEDROOM ONE**  
9'5" x 19'0" (2.88 x 5.81)



A good sized extended double room with built in storage, window to rear elevation, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
10'7" x 9'4" (3.24 x 2.86)



Another double room with a full fitment of integrated bedroom furniture including wardrobes and shelving and bedside tables. With window to front elevation wall mounted radiator and ceiling light.

**BEDROOM THREE**  
7'11" x 16'1" (2.43 x 4.905)

Another excellent sized extended double room with closet storage cupboard. With window to rear elevation, ceiling light and wall mounted radiator.

**FAMILY BATHROOM**  
8'9" x 9'10" (2.68 x 3.01)



A well fitted bath and shower room with stand alone shower, bath, wash basin and toilet, with vanity unit, window to front elevation, ceiling light, underfloor heating and heated towel rail.

**GARAGE**  
17'8" x 8'6" (5.4 x 2.6)

A single garage with up and over door. Access door from the rear garden with power and lighting.

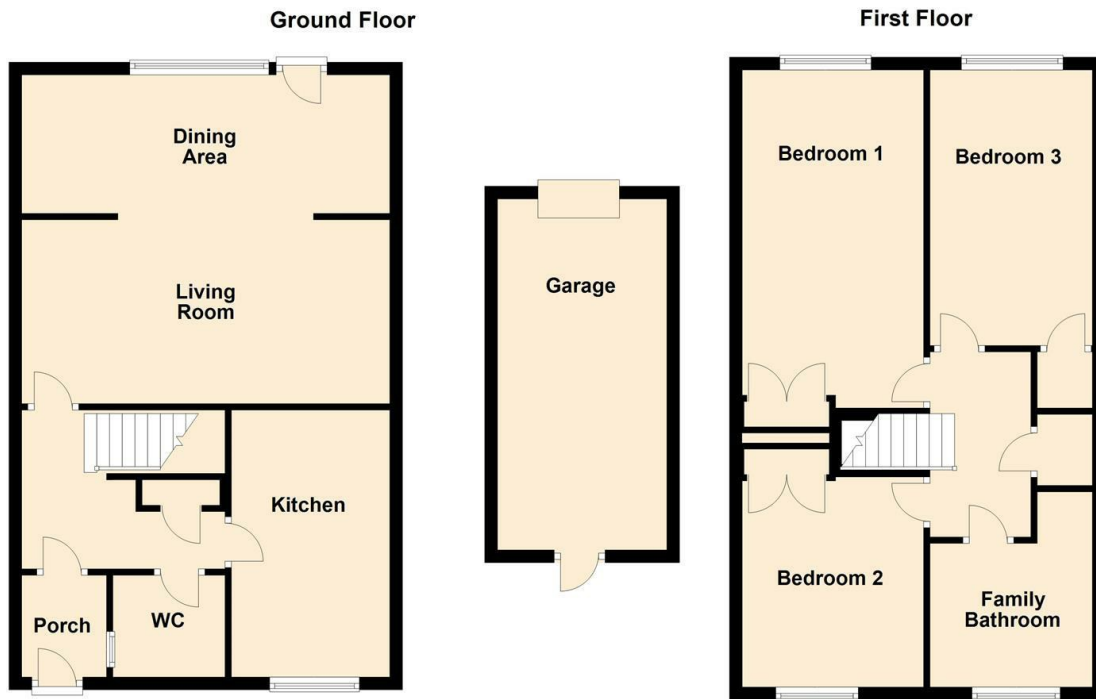
**OUTSIDE**



With large block paved driveway allowing parking for numerous vehicles. Side gate access leading to rear garden, numerous patio areas and mainly laid to lawn with light planting surrounding.

## 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.



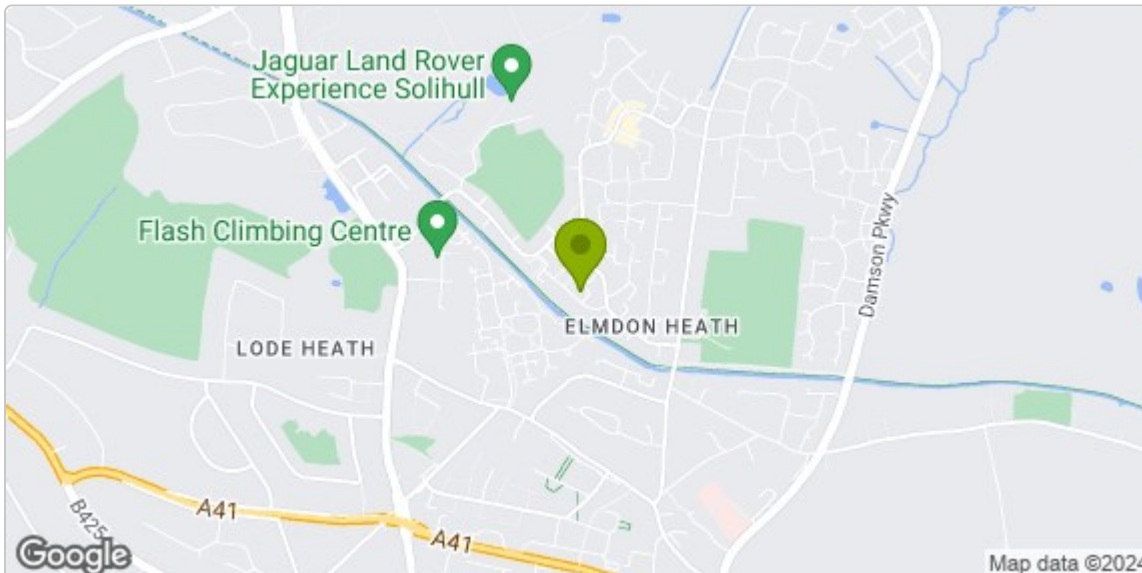
## TENURE

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:  
18 Draycote Close Solihull  
Solihull B92 9PT

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	