



Willow Road, Solihull

Offers In Excess Of £350,000

- SEMI DETACHED
- TWO RECEPTION ROOMS
- SINGLE GARAGE
- MODERNISATION REQUIRED
- THREE BEDROOMS
- EXTENDED KITCHEN
- POTENTIAL TO ADD VALUE
- POTENTIAL TO FURTHER EXTEND
SUBJECT TO PLANNING

Willow Road is accessed directly from Yoxall Road or St Gerrard's Road off Blossomfield Road, one of the main arterial roads giving access to the town centre of Solihull passing Tudor Grange School, Alderbrook School and Solihull College adjacent to which is Tudor Grange Park and leisure centre. Opposite here is access to Solihull's main line London to Birmingham railway station.

Travelling away from the town centre Blossomfield Road leads into Marshall Lake Road where retail parks are sited and this leads out to the A34 Stratford Road. The A34 gives access to the city centre of Birmingham or travelling in the opposite direction to junction 4 of the M42 motorway and at junction 6 one will find the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

The property is set back from the road behind a front driveway which leads via a glazed front door to the entrance porch.

ENTRANCE PORCH

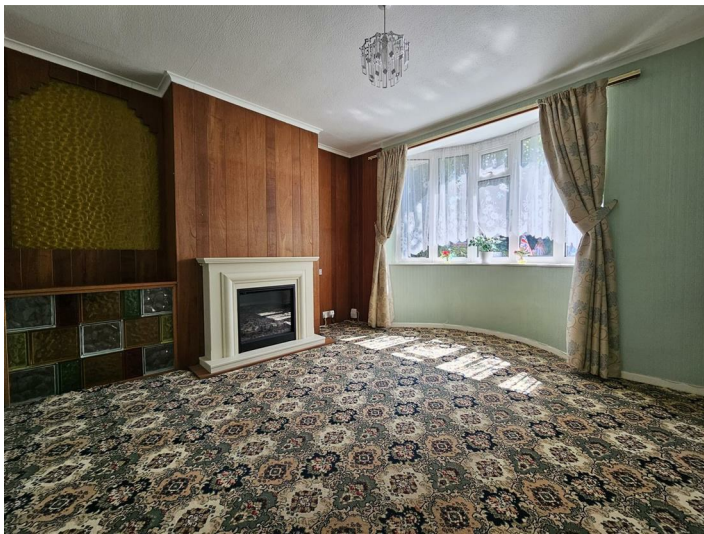
A glazed entrance porch leading to inner door into hallway

ENTRANCE HALL

A through entrance hall allowing access into the reception rooms and the kitchen.

LIVING ROOM

11'5" x 12'10" (3.491 x 3.932)



A good sized reception room with bay window to front elevation, electric fire place with stone effect surround and ceiling light.

DINING ROOM

12'3" x 10'0" (3.739 x 3.054)



Having window and glazed door over looking and opening onto the rear garden, electric fire place with stone effect surround and ceiling light.

KITCHEN

7'6" x 13'10" (2.31 x 4.24)



A fitted kitchen with a range of wall mounted and base units with worktop over. Having a window to the rear elevation and a door opening onto side garden allowing access into the garage.

BEDROOM ONE
9'11" x 11'6" (3.026 x 3.518)



A double bedroom with fitted wardrobes and a window to front elevation, ceiling light and wall mounted storage heaters.

BEDROOM TWO
10'0" x 12'3" (3.066 x 3.738)

Another double room with fitted wardrobes and a window to the rear elevation. With ceiling light and wall mounted electric storage heater.

BEDROOM THREE
10'0" x 7'8" (3.053 x 2.362)



A single room with window to rear elevation with ceiling light

BATHROOM
7'5" x 8'8" (2.269 x 2.665)

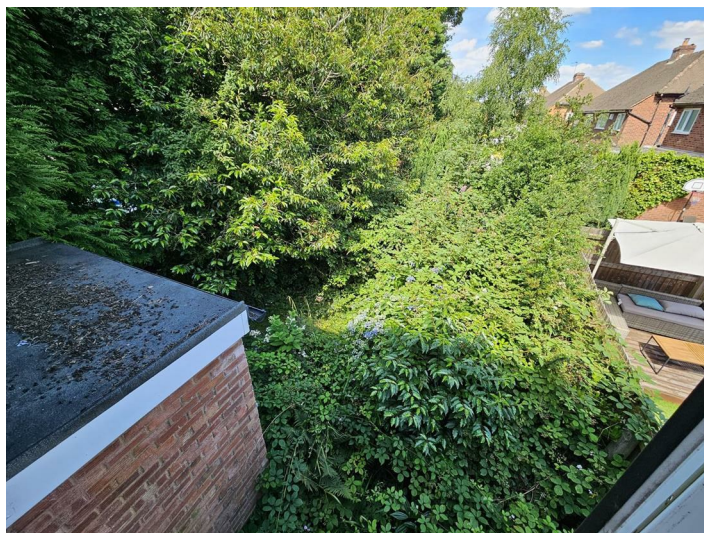


A large bathroom with window to the rear elevation. Having bath, toilet and wash basin and access to airing cupboard with water tank with ceiling light and electric shower over bath.

GARAGE

A single garage with barn style doors to the front and access door to the rear opening onto

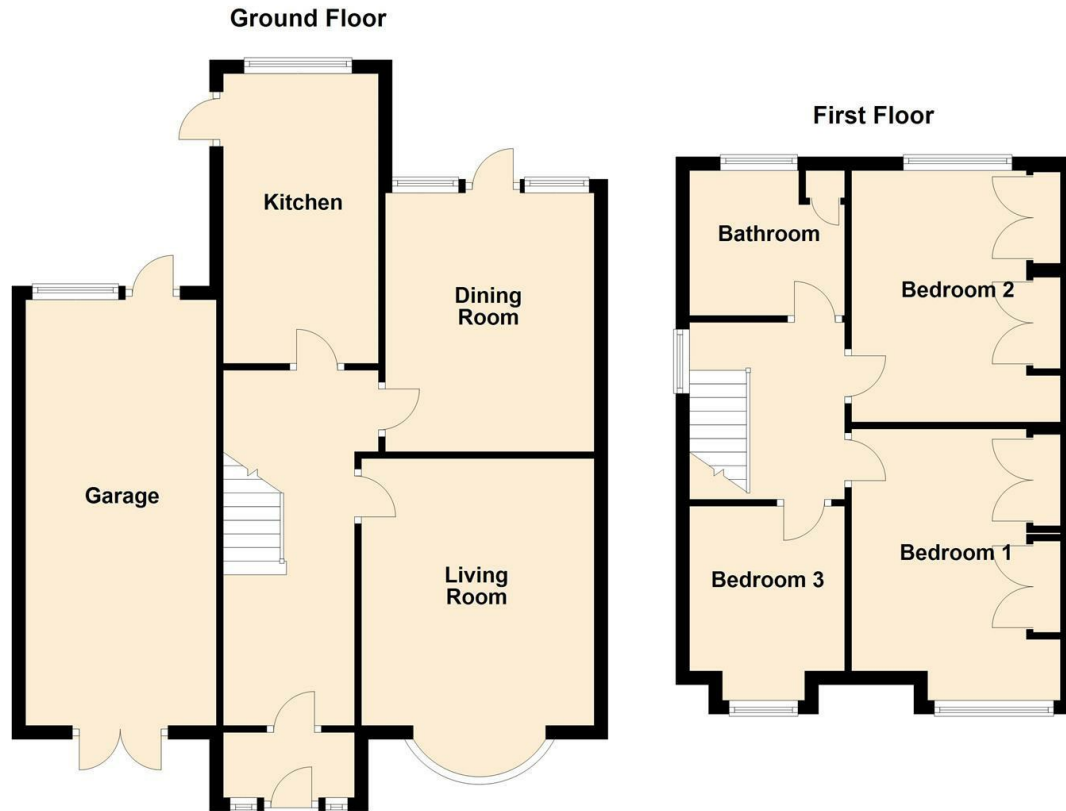
OUTSIDE



With off road parking to the front with side lawn and mature shrubs bordering. To the rear we have a modest garden in need of cutting back and clearing to realise its full potential.

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.



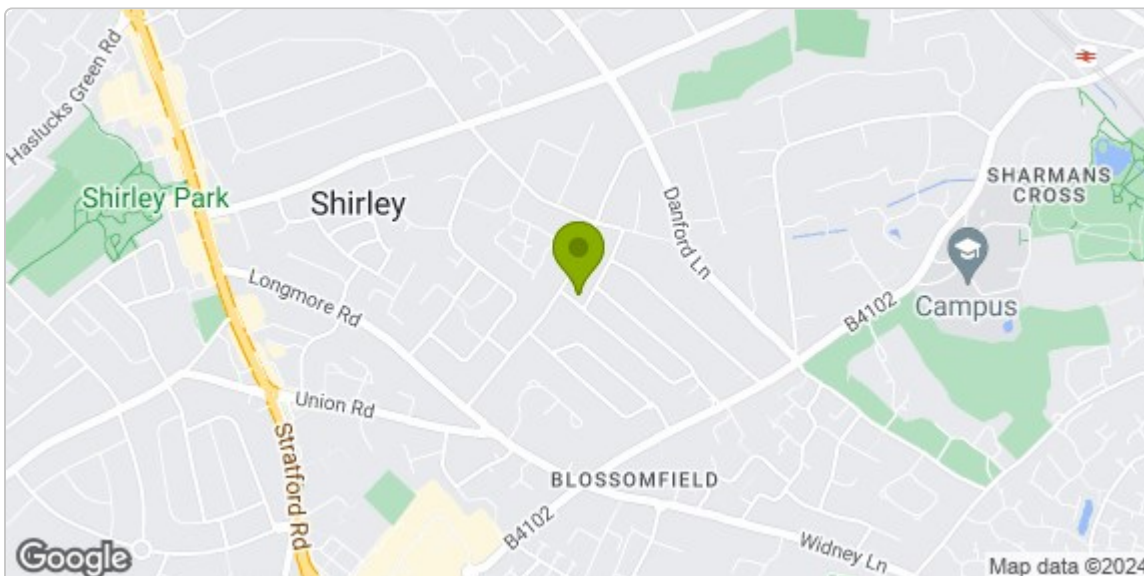
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.
0121 711 1712

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.



Full Postal Address:
78 Willow Road Solihull
Solihull B91 1UF

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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