



# Willow Road, Solihull

**Asking Price £400,000**

- SEMI DETACHED
- CHAIN FREE
- GOOD SCHOOL CACTHMENT
- SINGLE GARAGE
- THREE DOUBLE BEDROOMS
- POPULAR CENTRAL LOCATION
- GROUND FLOOR WC
- OFF ROAD PARKING

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.

An excellent location for this larger style semi detached house in excellent condition.

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**

Accessed via glazed UPVC front door leading to inner door to hallway.

### **ENTRANCE HALL**

A through reception hall with access to under stairs storage, living dining room, kitchen breakfast room and the first floor. With wall mounted radiator and ceiling light.

### **LIVING DINING ROOM**



A large open plan living dining room with window to front elevation and a glazed door opening onto garden and windows to the rear elevation. With access into the kitchen breakfast room. Having wall mounted and ceiling lights and an open fire with wooden surround and stone effect hearth. An ideal spot for a log burner.



### **KITCHEN BREAKFAST ROOM**



An extended kitchen breakfast room with a side door access onto the garden, access to the WC and a window to the rear elevation. Fitted with a range of wall mounted and base units with worktop over with a range of fitted appliances including, double electric oven and grill, gas hob and electric extractor, washing machine and dryer, fridge freezer, space and plumbing for dishwasher and a 1 bowl sink with mixer tap. This is a great sized room with ample space for a breakfast table. Having double ceiling lights and under cupboard lighting.

### **WC**

A compact WC with toilet and wash basin and central ceiling light.

## BEDROOM ONE



A great sized double bedroom with large window to the front elevation, central ceiling light and wall mounted radiator.

## BEDROOM TWO



Another double room with window to rear elevation, central ceiling light and wall mounted radiator.

## BEDROOM THREE

A smaller double room currently set up as a study. With a window to the front elevation, ceiling light, wall mounted radiator and access to fitted storage. This room has the potential to open up the eaves allowing for more fitted storage space.

## FAMILY SHOWER ROOM



A fully fitted wet room with thermostatic shower with glass screen and wash basin. Having a window to the rear elevation, ceiling light and extractor

## WC

A separate WC accessed off the 1st floor landing.

## GARAGE

A single garage with barn style doors. Currently housing the gas fired combi boiler, electric fuse boxes and gas meter. Fitted with lighting and power.

## OUTSIDE



On the approach to the property we have a paved drive way with lawned side garden bordered by mature shrubs and hedges with side gate access into the rear where we have a private garden with patio area and mainly laid to lawn. Having a garden path leading to the garden shed. With mature shrubs and panelled fencing surrounding the borders.

## 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.



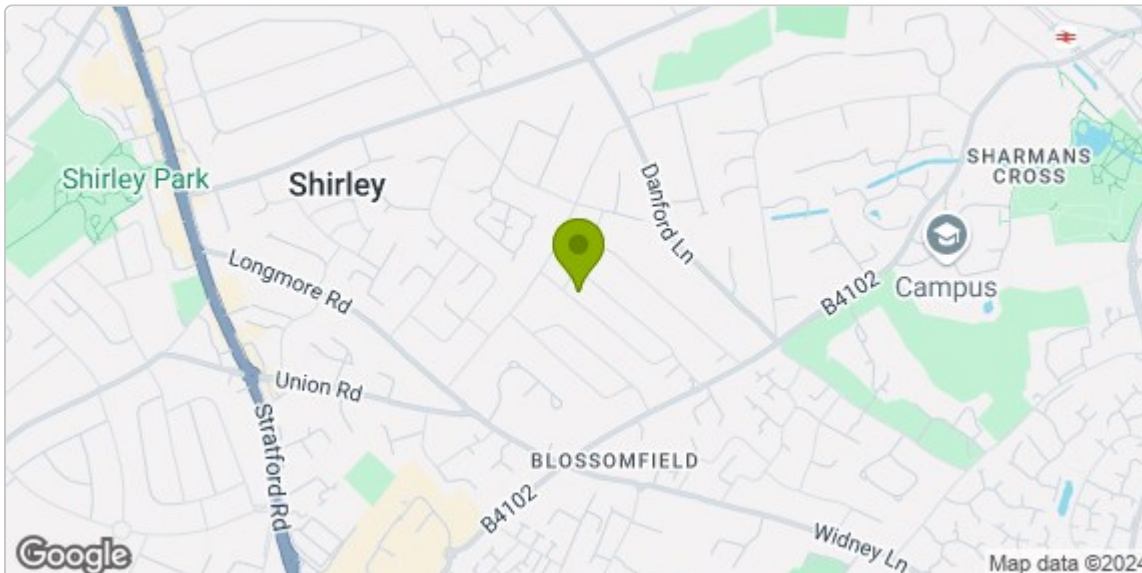
**TENURE:** We are advised that the property is Freehold

**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:**  
72 Willow Road Solihull  
Solihull B91 1UF

**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>	62	75
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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