



Charles Road, Solihull

Offers Over £510,000

- SEMI DETACHED
- VERY WELL PRESENTED
- ATTRACTIVE REAR GARDENS
- OFF ROAD PARKING
- GREAT SCHOOL CATCHMENTS
- FOUR BEDROOMS
- RE FITTED KITCHEN
- SINGLE GARAGE
- POPULAR LOCATION

Charles Road is accessed directly from Blossomfield Road, one of the main arterial roads giving access to the town centre of Solihull passing 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

Accessed via glazed UPVC front door leading to glazed inner door allowing access into the entrance hall.

ENTRANCE HALL

A bright through reception hall allowing access to kitchen, living and dining room, WC and stairs to the first floor.

LIVING DINING ROOM **22'2" x 12'11" (6.77 x 3.95)**



A well presented and bright room with bay window to front elevation and French doors onto the rear garden. With attractive space for log burner with wooden mantle, ceiling lights and wall mounted radiators.



KITCHEN **8'2" x 12'2" (2.49 x 3.73)**



A well fitted stylish kitchen with a range of wall mounted and base units with quartz worktop over. Having integrated appliances including double electric oven and grill, dishwasher, 1.5 bowl sink with mixer tap. With door leading to patio and window to rear elevation, central ceiling light and wall mounted radiator.

WC

A fitted WC with wash basin and toilet with window to side elevation and allowing access into the garage.

LANDING

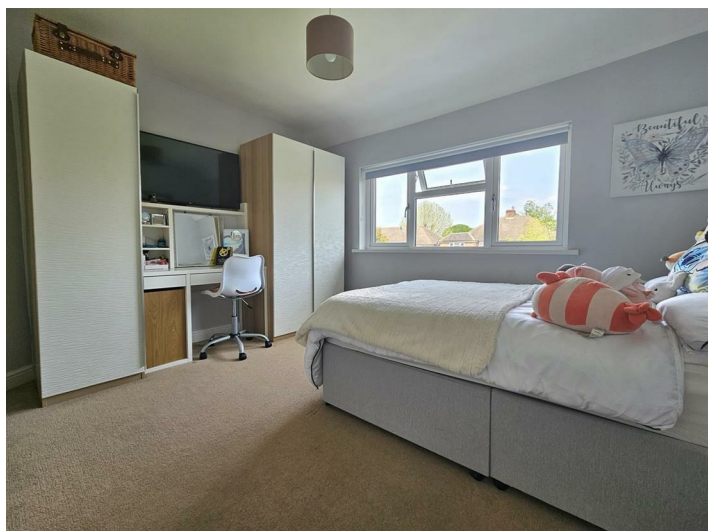
A bright landing allowing access to the four bedrooms and family bathroom. With large window to front elevation and central ceiling light.

BEDROOM ONE
11'5" x 11'5" (3.48 x 3.48)



A good sized double bedroom with bay window to front elevation. Having a ceiling light and wall mounted radiator.

BEDROOM TWO
10'5" x 12'4" (3.19 x 3.76)



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

BEDROOM THREE
7'5" x 12'10" (2.28 x 3.92)

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

BEDROOM FOUR
6'2" x 7'10" (1.9 x 2.39)

A single room with window to front elevation, ceiling light and wall mounted radiator.

BATHROOM
5'10" x 7'10" (1.79 x 2.39)



A well fitted bathroom with bath and shower over, wash basin with vanity unit and toilet. Having heated towel rail ceiling light and a window to the side elevation.

WC

A separate WC with window to side elevation.

GARAGE
15'3" x 7'10" (4.65 x 2.39)

A single garage with barn style doors. With power and lighting and plumbing for washing machines.

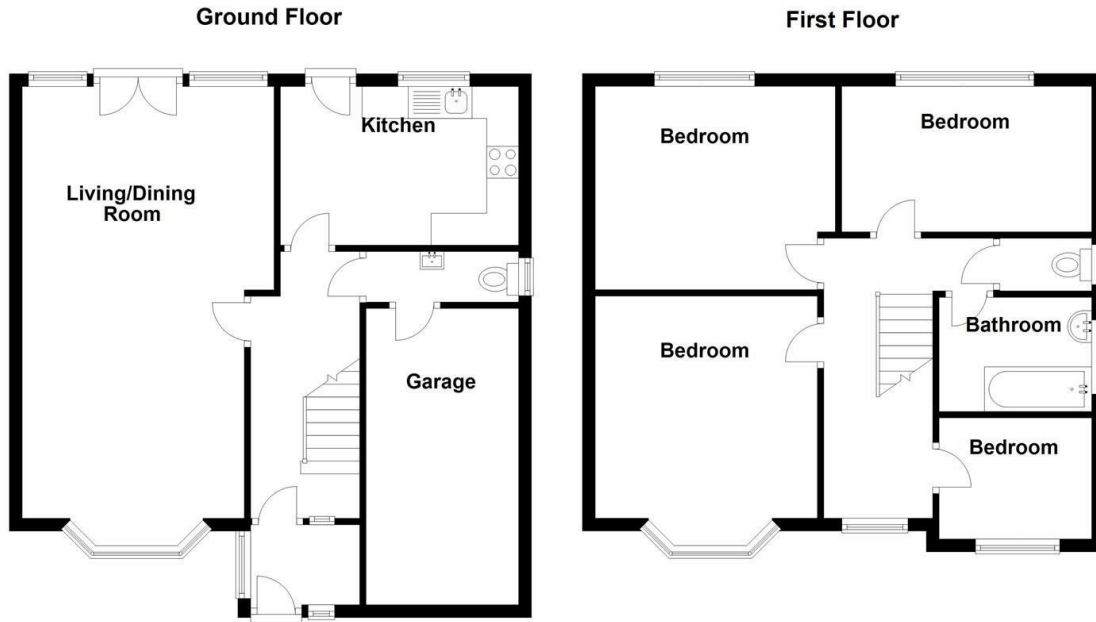
OUTSIDE



With a large tarmac drive way allowing parking for numerous vehicles and an attractive dwarf wall with planted boarder. Side gate access to the rear gardens. To the rear we have a good sized private garden mainly laid to lawn with mature shrubs surrounding. With attractive sandstone patio area brick built out house and garden shed.

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. 112.4 sq. metres (1209.5 sq. feet)

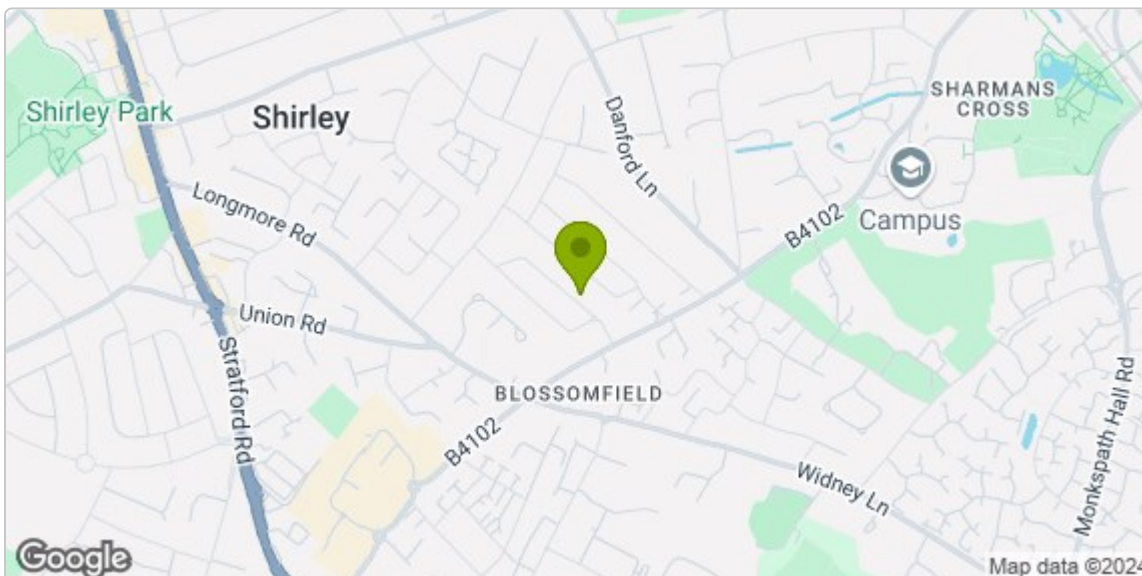
TENURE: We are advised that the property is Freehold

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:
14 Charles Road Solihull
Solihull B91 1TS

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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