



Farm Close, Solihull

Asking Price £270,000

- MID TERRACED
- TWO RECEPTION ROOMS
- HUGE GARDENS
- PRIVATE LOCATION
- THREE BEDROOMS
- POTENTIAL TO ADD VALUE
- OFF ROAD PARKING
- CHAIN FREE

Farm Close is off Tanhouse Farm Road and leads from Old Lode Lane where one will find local shopping, primary school and along which regular bus services operate to the town centre of Solihull or out to the A45 Coventry Road in Sheldon and on into the city centre of Birmingham.

Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

At the end of Tanhouse Farm Road is Elmdon Park, a pleasant area of public open space with children's play area, duck pond and historic church, and therefore an ideal location for this family home.

The property is set back from the road behind a paved driveway leading to the accommodation.

ENTRANCE PORCH

Accessed via glazed front door leading to inner door to hallway

ENTRANCE HALL

A through reception hall allowing access into the living room, kitchen and first floor.

LIVING ROOM

13'1" x 11'5" (3.99 x 3.48)



A good sized living room with window to front elevation, electric fire place, ceiling light and wall mounted radiator.

DINING ROOM

11'5" x 7'10" (3.48 x 2.41)



Accessed off the kitchen with glazed door and windows to the rear elevation, ceiling light and wall mounted radiator.

KITCHEN

14'9" x 7'10" (4.52 x 2.41)



A fitted kitchen breakfast room with a range of wall mounted and base units with worktop over. With window and glazed door to rear elevation allowing access into the Utility space and WC. Having ceiling light and wall mounted radiator.

UTILITY

7'11" x 6'2" (2.43 x 1.88)

An ideal utility space with room and plumbing for washers and dryers and with access into the WC with a window overlooking the patio. Having sliding doors allowing access into the garden and a side door into the side passage.

WC

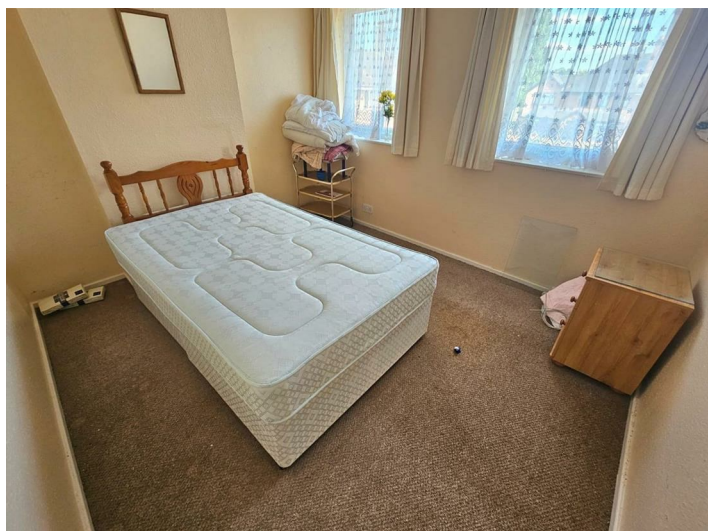
Fitted with toilet and having a window to the rear elevation.

BEDROOM ONE
11'2" x 9'2" (3.41 x 2.81)



A double room with window to rear elevation. With fitted wardrobes, ceiling light and wall mounted radiator.

BEDROOM TWO
11'5" x 9'10" (3.49 x 3.00)

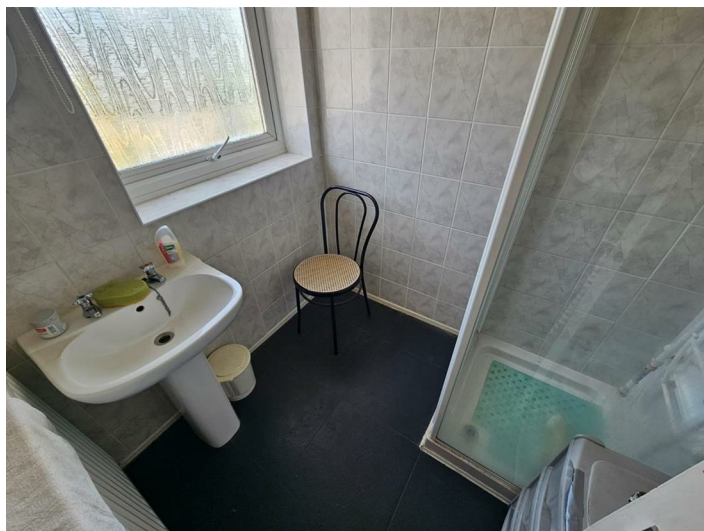


Another double room with window to front elevation. With ceiling light and wall mounted radiator.

BEDROOM THREE
10'0" x 8'2" (3.06 x 2.49)

A slightly smaller room but still a generous single with fitted wardrobes. window to rear elevation, ceiling light and wall mounted radiator.

SHOWER ROOM



A fitted shower room with shower cubicle with thermostatic shower, wash basin and toilet. With window to the front elevation ceiling light and wall mounted radiator.

OUTSIDE



To the front we have paved off road parking for numerous vehicles and dwarf walls and beds with mature shrubs. Top the rear we have a particularly large garden with a ;large patio area adjacent to the accommodation. The garden then opens up and offers a blank canvas for someone to create a fantastic space. Wit large garden shed, bordered by mature shrubs and mainly laid to lawn.

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.



COUNCIL TAX BAND: C

LOCATION

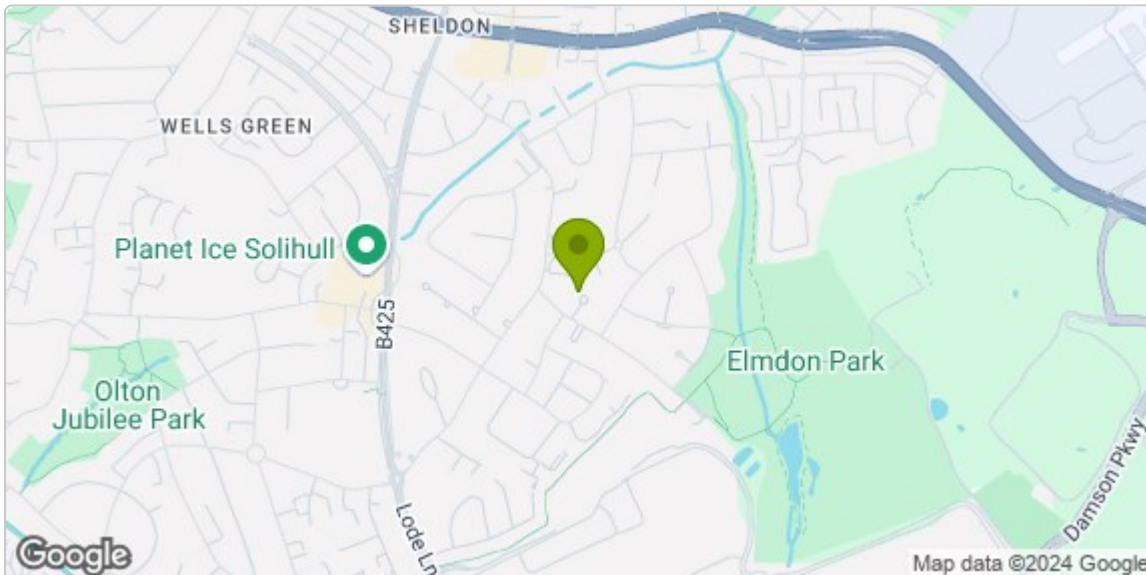
Leaving the town centre of Solihull via Lode Lane, proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along Old Lode Lane and take the third turning on the right into Tanhouse Farm Road where the property will be found on the right hand side.

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:
7 Farm Close Solihull Solihull
B92 9ES

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk