



Hermitage Road, Solihull

Offers In Excess Of £300,000

- SEMI DETACHED
- EXTENDED
- SINGLE GARAGE
- CHAIN FREE
- CENTRAL LOCATION
- THREE BEDROOMS
- LARGE PRIVATE GARDENS
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO SOLIHULL
- POTENTIAL TO ADD VALUE

Hermitage Road joins Lode Lane one of the main arterial roads into Solihull town centre. Regular bus services operate along Lode Lane to the town centre or out towards the A45 Coventry Road which gives access to the city centre of Birmingham or travelling in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull town centre is approximately 1 mile away and offers an excellent array of shopping facilities together with a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

ENTRANCE PORCH

Accessed via glazed upvc front door leading to inner hall

ENTRANCE HALL

A small compact reception with storage cupboards allowing access into the living room and the stairs to the first floor.

LIVING ROOM

10'11" x 15'0" (3.329 x 4.580)



A good sized room with window to the front elevation. With electric fire place, brick fire surround where a log burner or open fire could be installed, ceiling light and wall mounted radiator. With access into the lounge and dining room.



LOUNGE

12'0" x 10'6" (3.664 x 3.215)

A snug room with open arch to the dining room. With open fire place, wall mounted radiator and ceiling light.

DINING ROOM

8'8" x 8'8" (2.664 x 2.658)



A bright dining room with sliding doors to the rear elevation opening onto the patio. With access into the kitchen and side door into the garden. Having ceiling light and wall mounted radiator.

KITCHEN

9'11" max x 5'9" (3.024 max x 1.772)



A fitted kitchen with a range of wall mounted and base units with worktop over. Having integrated appliances including electric oven, hob and extractor, sink with drainer and mixer tap, space and plumbing for washing machine and fridge freezer. With window to the rear elevation and access through to WC.

WC

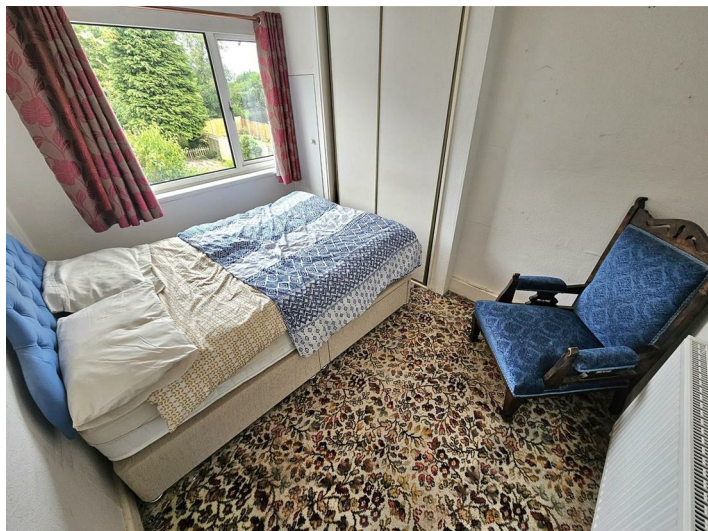
A fitted WC with toilet and wash basin and a window to the side elevation.

BEDROOM ONE
10'9" x 11'0" (3.285 x 3.361)



A good sized double room with window to the front elevation. Having a large bank of mirrored fitted wardrobes, ceiling light and wall mounted radiator.

BEDROOM TWO
10'6" x 7'9" (3.219 x 2.378)



Another double room with window to the rear elevation. Having fitted wardrobes, ceiling light and window wall mounted radiator.

BEDROOM THREE
8'11" x 7'2" (2.734 x 2.195)

A great sized single room with window to rear elevation. With ceiling light and wall mounted radiator.

BATHROOM
7'7" max x 7'2" (2.327 max x 2.193)



A fully fitted bathroom with wash basin and vanity storage, shower cubicle with thermostatic shower, toilet and bath. Having a window to front elevation, ceiling light and wall mounted radiator.

GARAGE
15'9" x 7'6" (4.823 x 2.295)

A single garage with barn style doors.

OUTSIDE



To the front we have off road parking for numerous vehicles with attractive Iron railings. Vehicular access down the side of the property leading to double gates opening into the garden and allowing access to the garage. In the rear garden we have a good sized patio area leading to garden path

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.



LOCATION

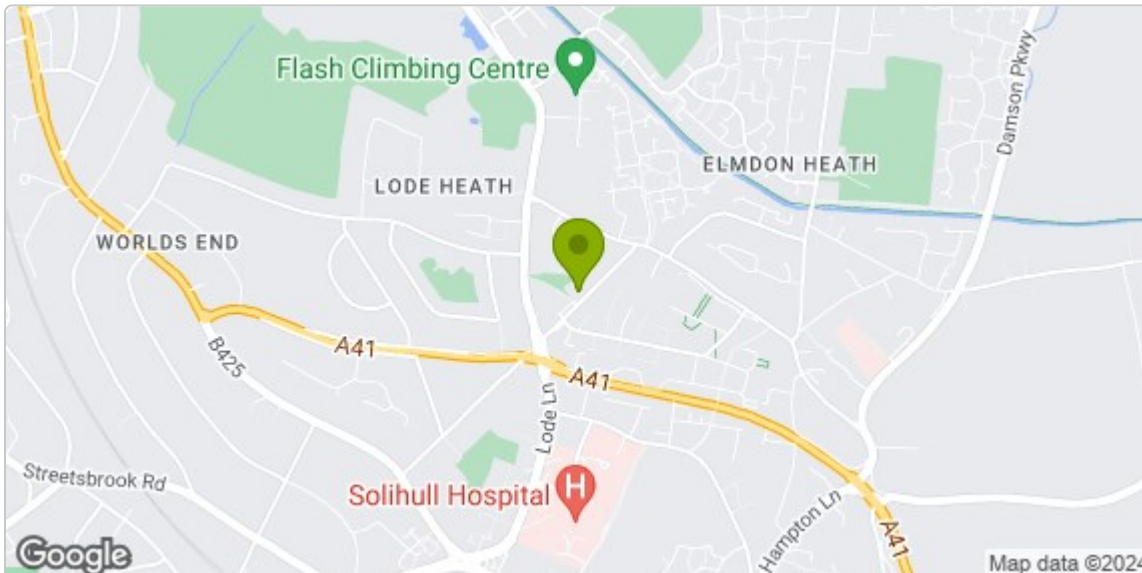
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, turn right at the next set of traffic lights into Moat Lane and then first right into Hermitage Road. Continue to the end of the road where the property will be found on the right 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:
17 Hermitage Road Solihull
Solihull B91 2LL

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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