



Ratcliffe Road, Solihull

Offers Around £350,000

- 3 STOREY TOWN HOUSE
- UTILITY
- CENTRAL LOCATION
- REFITTED KITCHEN
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- LARGE CONSERVATORY

This four bedroomed town house is located on Ratcliffe Road just off Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The house is within a short distance of Solihull centre, where a full range of stylish shops and Touchwood Shopping Centre can be found and also falls within Greswold School catchment area.

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

ENTRANCE PORCH

A large entrance porch built out across the front of the property and allowing access via two doors to the reception hall and the utility.

ENTRANCE HALL

A through reception allowing access into the utility, toilet, kitchen and first floor. with ceiling light and wall mounted radiator.

KITCHEN BREAKFAST ROOM **15'0" x 11'2" (4.595 x 3.413)**



A knocked through kitchen breakfast room that has been refitted by the current owners. Having wall mounted and base units with a work top over and a range of integrated appliances including Range style gas double oven and grill with 7 ring burner hob and electric extractor, plumbing and space for fridge freezer and washing machine, 1 bowl sink with mixer tap. Having a window to the rear elevation and sliding doors into the conservatory. With led lighting and wall mounted radiator.

CONSERVATORY **12'9" x 13'1" (3.911 x 3.993)**



A large conservatory with French doors opening onto the garden with power and lighting.

UTILITY **8'7" x 7'7" (2.630 x 2.330)**

A great sized utility space housing washing machine, tumble dryer, fridge and freezer. With under stairs storage, power sockets lighting and radiator.

WC

A ground floor WC.

LIVING ROOM **15'4" x 14'3" (4.688 x 4.350)**



A generous living room with large window to the front elevation. Having built in shelving, ceiling light and wall mounted radiator.

SHOWER ROOM
5'5" x 6'7" (1.666 x 2.019)



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

BEDROOM FOUR/STUDY
8'5" x 8'5" (2.580 x 2.572)

A double room currently set up as a study. With a window to the rear elevation and under stair storage cupboard. with ceiling light and wall mounted radiator.

BEDROOM ONE
15'6" x 8'5" (4.726 x 2.567)



A great sized double room with window to rear elevation, having walk in storage cupboard ceiling light and wall mounted radiator.

BEDROOM TWO
14'2" x 8'10" (4.328 x 2.695)



Another double room with window to front elevation, closet cupboard, ceiling light and wall mounted radiator.

BEDROOM THREE
11'2" x 6'5" (3.422 x 1.979)

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

OUTSIDE



Having off road parking for numerous vehicles and a small side lawn that could allow for extra parking. With double gates allowing access into the side garden. To the rear of the property we have a private garden mainly laid to lawn with path leading to two garden sheds kitted out with shelving.

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 but as yet we have not been able to verify this.

COUNCIL TAX BAND

We understand that property is a band D

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
7 Ratcliffe Road Solihull
Solihull B91 2JA

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(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