



# Rangoon Road, Solihull

**Asking Price £300,000**

- SEMI DETACHED
- UTILITY
- PRIVATE GARDENS
- REFITTED KITCHEN
- THREE BEDROOMS
- OFF ROAD PARKING
- LARGE THROUGH RECEPTION ROOM
- FOUR PIECE BATHROOM

Rangoon Road leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a tarmac drive way leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via glazed upvc door leading to the front door into the accommodation.

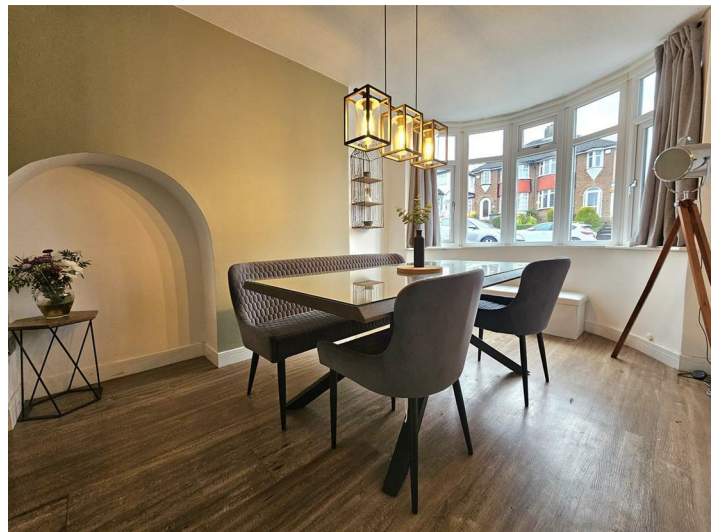
### **ENTRANCE HALL**

A bright through hall allowing access into the living/dining room, the kitchen and the first floor.

### **OPEN PLAN LIVING DINING ROOM** **28'1" x 9'10" (8.568 x 3.021)**



A lovely room with bay window to front elevation and sliding door opening onto the garden to the rear elevation. With feature wall mounted and ceiling lights wall mounted radiators and an attractive colour scheme.



### **KITCHEN** **9'11" x 7'10" (3.028 x 2.399)**



A fitted kitchen with a range of wall mounted and dbase units. With integrated appliances including electric oven and grill with electric hob and extractor, sink with mixer tap, space and plumbing for fridge freezer. With bay window to rear elevation and access into the large utility space.

### **UTILITY** **5'9" max x 25'2" (1.756 max x 7.691)**

A great sized utility allowing access from front to back. With

base units and worktop over with sink and currently housing the combi boiler.

### **BEDROOM ONE**

**9'10" x 13'9" (3.016 x 4.212)**



A large double room with bay window to front elevation. With ceiling light and wall mounted radiator.

### **BEDROOM TWO**

**9'10" x 14'4" (3.016 x 4.384)**



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

### **BEDROOM THREE**

**8'1" x 5'7" (2.468 x 1.725)**

A single room currently set up as a home office. with bay window to front elevation, ceiling light and wall mounted radiator.

### **BATHROOM**

**7'10" x 8'5" (2.411 x 2.581)**



A beautifully fitted family bathroom with separate walk in shower. Being fully tiled and with double aspect windows to the rear elevation, bath, wash basin, toilet and separate walk in shower with drench head. Having ceiling light and wall mounted heated towel rail.

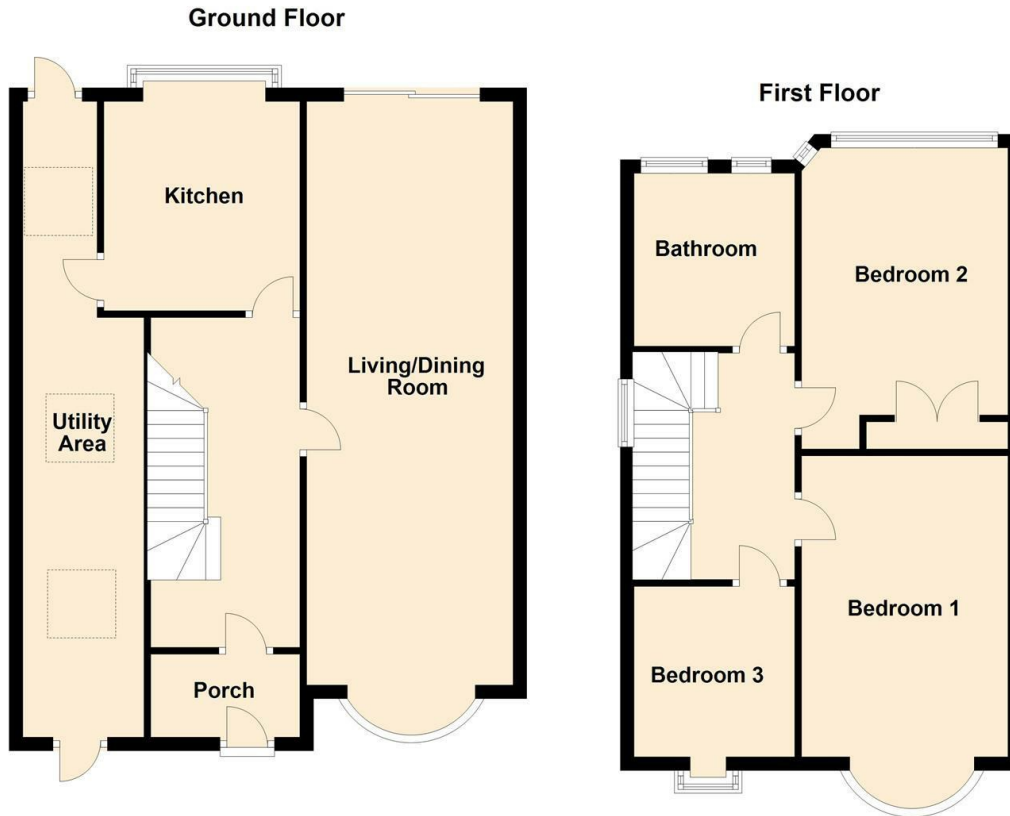
### **OUTSIDE**



To the front we have a tarmac drive way allowing parking for numerous vehicles. To the rear we have a good sized private garden with large decked area stepping down onto lawn bordered by panelled fencing and leading to the elevated fishpond 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.



### LOCATION

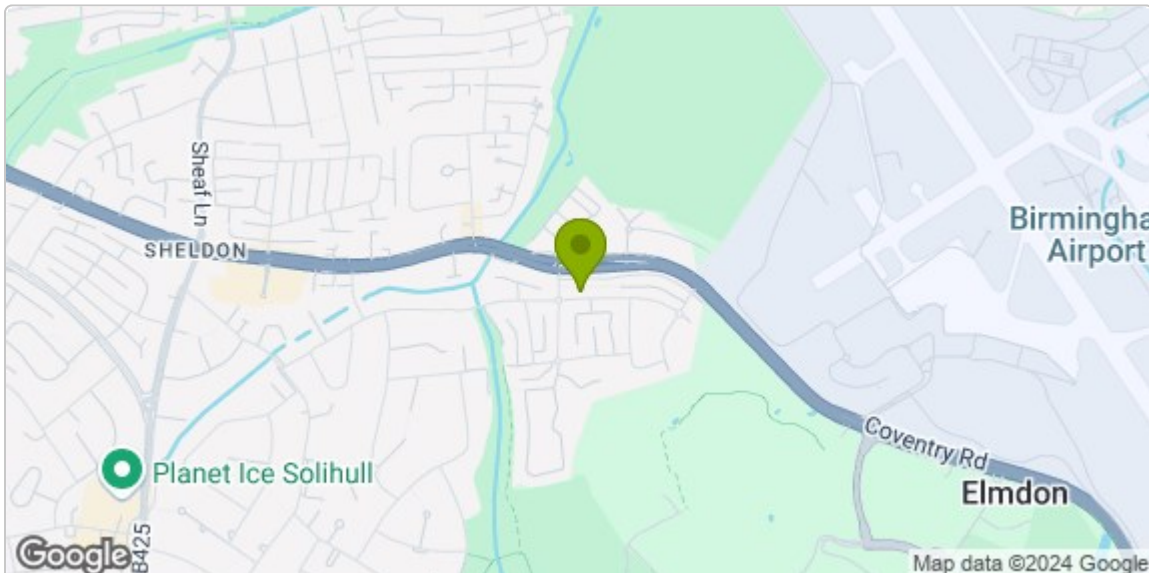
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along and take the fifth turning on the right into Valley Road, Go straight at the mini traffic island into Rangoon Road where the property can be found on the left 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:**  
11 Rangoon Road Solihull  
Solihull B92 9DB

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	