



Rectory Gardens  
Solihull  
Asking Price £575,000

Rectory Gardens leads from Rectory Road which in turn leads from Church Hill Road a short distance from the High Street in the town centre. Alternatively one could take a very pleasant walk along Ladbrook Road through to Malvern Park out to Park Road and subsequently onto New Road which will bring you to the High Street.

The town centre offers excellent shopping facilities and also has its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property backs onto Malvern Park which is a very pleasant area of public open space with children's play area, tennis court, cafe and duck pond.

This three bedroom semi detached house holds an excellent position on right side of the road with views over Malven Park. Having excellent sized rooms and offering flexible living this property will be extremely popular.

The accommodation has potential to extend and add value subject to planning permissions and briefly comprises of, entrance hall with cloaks storage, ground floor WC, front reception room with large bay window, rear reception room with French doors onto the gardens, converted garage creating a good sized playroom/office, kitchen, utility and side storage, three double bedrooms, four piece family bathroom, private rear gardens backing onto Malvern Park, front gardens and off road parking.



## ACCOMMODATION

Entrance Hall

Living Room

17'2" x 10'10"

Dining/Reception Room

15'6" x 11'6"

WC

Kitchen

12'7" x 7'11"

Utility/Store

16'10" x 7'3" max

Play/Reception Room

7'3" x 14'10"

Bedroom One

16'10" x 10'9"

Bedroom Two

11'5" x 15'7"

Bedroom Three

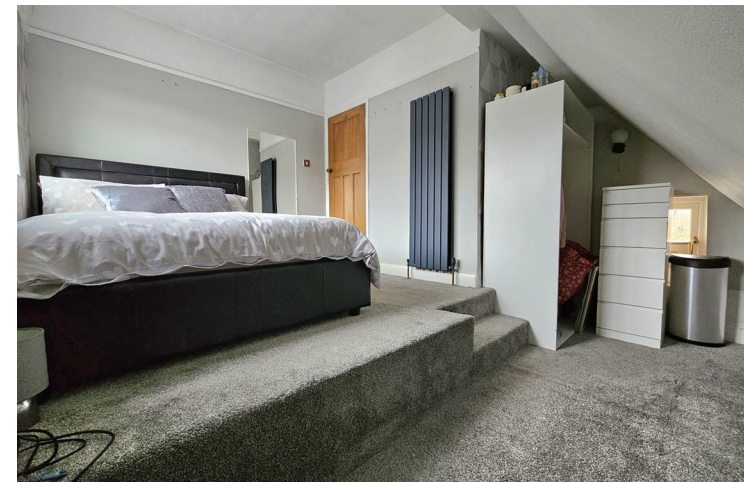
15'10" max x 12'7" max

Bathroom

7'8" x 9'4"

Front And Rear Gardens

Off Road Parking



**TENURE:** We are advised that the property is freehold.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 12/12/2024. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

**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:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**34 Rectory Gardens Solihull Solihull B91 3RL  
Council Tax Band: E**

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

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.