



Hobs Moat Road, Solihull

Offers In Excess Of £260,000

- BUNGALOW
- SINGLE GARAGE
- LARGE PRIVATE GARDENS
- SIDE ROAD LOCATION
- CHAIN FREE
- THREE BEDROOMS
- OFF ROAD PARKING
- POTENTIAL TO ADD VALUE
- CLOSE TO AMENITIES

Hobs Moat Road links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find an abundance of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs. 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.

There is a good selection of shops in Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This semi-detached bungalow is set back on a service road behind a deep set tarmac driveway affording parking for multiple vehicles with side fore garden leading to the accommodation.

ENTRANCE PORCH

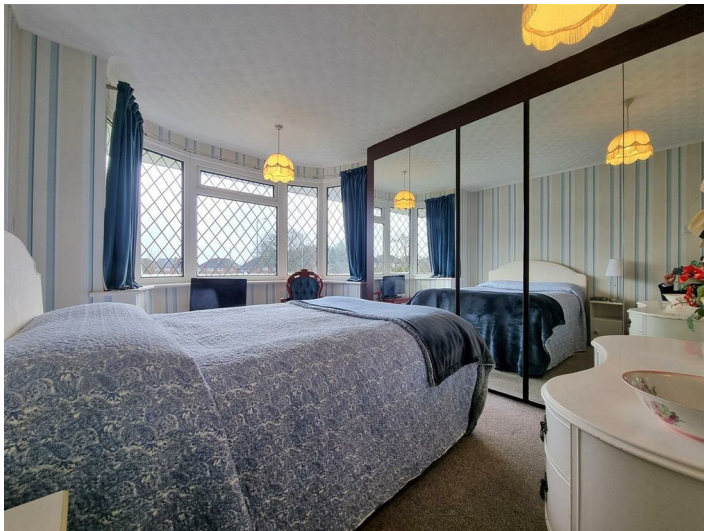
Accessed via upvc glazed French doors leading to wooden front door.

HALL

Inner hall allowing access to the three bedrooms living room and family bathroom.

BEDROOM ONE

10'11 x 13'01 (3.33m x 3.99m)



A large double room with bay window to front elevation with built in wardrobes ceiling light and wall mounted radiators.

BEDROOM TWO

7'07 x 9'02 (2.31m x 2.79m)



Another double room with window to side elevation and storage cupboard. With ceiling light and wall mounted radiator.

BEDROOM THREE

7'02 x 9'08 (2.18m x 2.95m)

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

LIVING ROOM

14'10 x 11'10 (4.52m x 3.61m)



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



KITCHEN
8'01 x 6'03 (2.46m x 1.91m)



A fitted kitchen with a range of base and wall mounted units. With gas hob, electric oven, extractor, sink with mixer tap and space for fridge/freezer. With a window to side elevation and ceiling light

CONSERVATORY
8'01 x 8'09 (2.46m x 2.67m)



With a brick built bottom and views over the extending garden with door onto paving.

LEAN-TO

A side lean-to at the rear of garage currently housing the washing machine and dryer.

GARAGE

13'03 x 7'04 (4.04m x 2.24m)

A single garage with up and over door with power and lighting.

OUTSIDE



With good sized tarmac drive way and fore garden laid to lawn. To the rear we have long extending gardens backing onto woodland. With mature shrubs and laid to lawn and being particularly private.



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

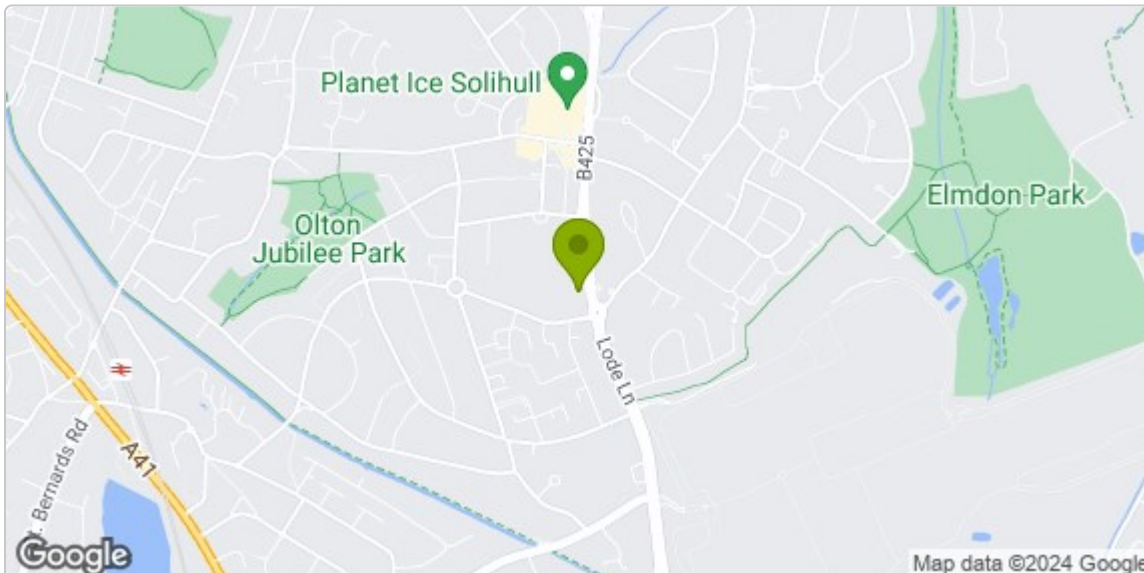
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island proceed straight on into Hobs Moat Road and take an immediate left onto the service road where the property will be found on the right hand side as you drive up.

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:
9 Hobs Moat Road Solihull
Solihull B92 8PE

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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