



**Mayswood Road
Solihull
West Midlands
B92 9JF**

Offers in Excess of £406,000

bettermove

Mayswood Road Solihull

Bettermove are proud to present this charming sunny, south facing 4 bedroom detached home in the sought after area of Solihull. The property is situated in the quiet location of Mayswood Road on a generous corner plot with a 2 driveway access and off street parking for 4 vehicles. There is potential for further development subject to planning permission to the side of the property and above the garage conversion with a newly fitted roof, offering potential to become a large 5 bedroom family home or a larger HMO. This property can be sold fully furnished with NO UPWARD CHAIN.

The interior of this beautifully presented property which benefits from double glazing and gas central heating, comprises a warm and welcoming entrance hallway, dining room with patio doors opening onto a delightful rear garden, a through lounge featuring a cosy Inglenook fireplace. The modern galley kitchen has excellent bench space and storage cupboards. The utility room with space for appliances and a new fitted boiler, opens onto the rear garden with lawn and patio areas with ample space for entertaining. There is a guest WC and a large bedroom which could also be utilised as an office. The first floor comprises of a master double bedroom and 2 well proportioned bedrooms, and a modern family bathroom with a 3 piece suite. There is also access to a good sized boarded loft with excellent storage. The council tax band is D.

The property is close to a range of amenities including shops, supermarkets, restaurants, and pubs as well as the Solihull hospital. Resorts World and the Bull Ring are a commutable distance. The property is in the catchment area of several schools rated good and outstanding by OFSTED.

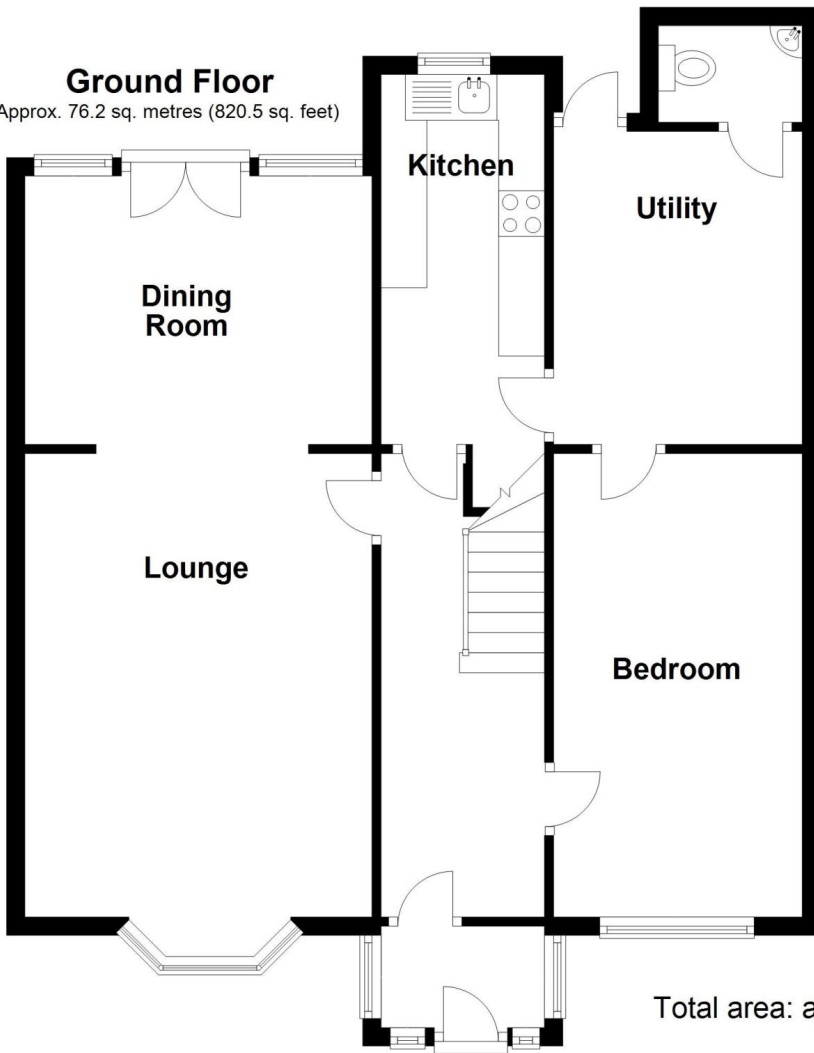
The location boasts excellent transport links via M42, M6 and major A road links to Birmingham and Coventry. Local bus links pass Mayswood Road directly and there is convenient access to Birmingham International Airport and train station.

This exciting investment opportunity should not be missed! All enquiries should be made through Bettermove on 03300040050.

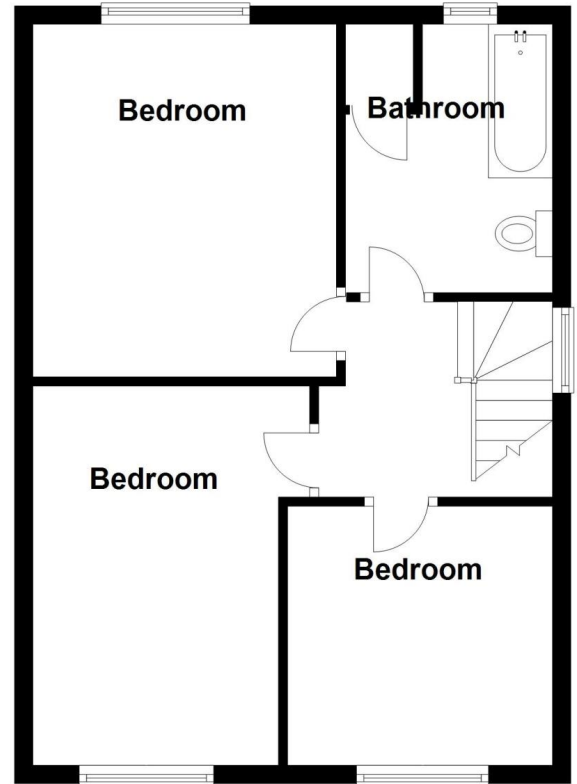
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.




Ground Floor
Approx. 76.2 sq. metres (820.5 sq. feet)

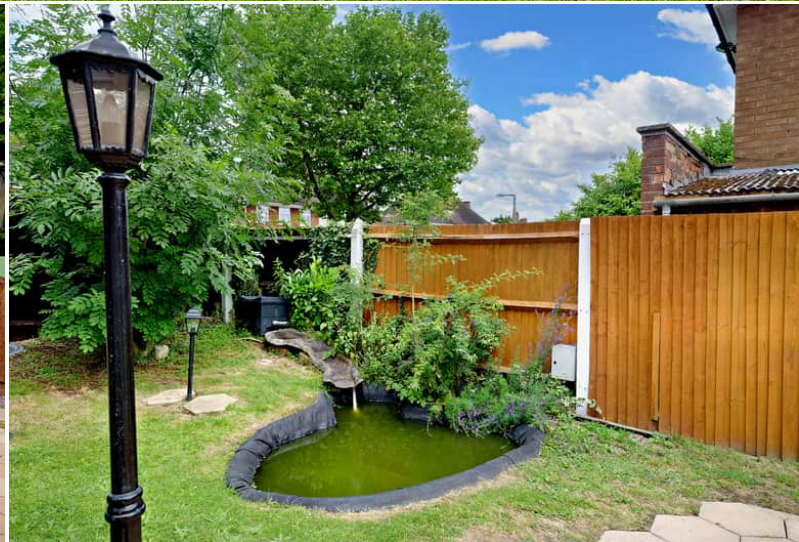


First Floor
Approx. 46.1 sq. metres (495.9 sq. feet)



Total area: approx. 122.3 sq. metres (1316.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk