

FOR SALE

£330,000 Freehold



172 Hobs Moat Road, Solihull. B92 8JZ

- No Chain
- Extended
- Three Bedrooms
- Double Glazing (where specified)
- Central Heating (where specified)
- Fitted Kitchen
- Off Road Parking & Garage
- Ideal To Refurbish And Extend To Own Taste
- Large Rear Garden



674, Chester Road, Kingshurst, Birmingham, B36 0LJ

0121 725 5244
enquiries@propertyninja.co.uk



PROPERTY DESCRIPTION

NO CHAIN!! This three bedroom semi-detached property is in need of some modernisation but is just ready for someone to put their own stamp onto! With off road parking, garage and large rear garden. this extended property also has a Brick Built storage area and downstairs WC.

Close to local schools, amenities and transport links. This property is ideally located for all your current and future needs.

Council Tax Band D

Call now on 0121 725 5244 to arrange a viewing before it's too late!



ROOM DESCRIPTIONS

Approach

Via dropped kerb leading to a tarmac drive, shrubbed front garden.

Entrance Porch

UPvc double glazed door to the front aspect and meter boxes.

Entrance Hallway

2.05m x 4.60m (6' 9" x 15' 1") With wooden front door and patterned glass to the front aspect, central heating radiator, ceiling light, telephone socket and staircase.

Dinning Room

3.56m x 4.05m (11' 8" x 13' 3") With double glazed bay window to the front aspect, central heating radiator, electric fire, and wall lights.

Living Room

3.58m x 5.13m (11' 9" x 16' 10") With double glazed windows and French doors to the rear aspect, central heating radiator, gas fire set in a surround, and ceiling light point.

Kitchen

2.33m x 2.4m (7' 8" x 7' 10") With wall and base units covered by worktops housing a sink and drainer, double glazed window to the rear aspect, electric cooker point, central heating radiator and ceiling light point.

Sunroom

3.17m x 3.36m (10' 5" x 11' 0") With a double glazed door and window to the rear aspect, space/plumbing for a washing machine, ceiling light point, central heating radiator and access to the front garden via side door.

Downstairs WC

0.78m x 1.79m (2' 7" x 5' 10") With a window to the side elevation, toilet, sink and ceiling light point.

Garage

2.13m x 4.64m (7' 0" x 15' 3") With an up and over garage door, wall lights, and understairs storage area.

Outside storage

1.49m x 1.08m (4' 11" x 3' 7") With a double glazed access door and ceiling light.

Landing

2.05m x 4.6m (6' 9" x 15' 1") With a double glazed window to the side aspect, ceiling light point and airing cupboard containing the boiler. Loft hatch, leading to a well insulated loft space.

Bedroom 1

3.61m x 4.24m (11' 10" x 13' 11") With a double glazed bay window to the front aspect, central heating radiator, electric fire, ceiling light point and built-in storage.

Bedroom 2

3.28m x 3.66m (10' 9" x 12' 0") With a double glazed window to the rear aspect, central heating radiator, electric fire, ceiling light point and built-in storage.

Bedroom 3

2.05m x 2.57m (6' 9" x 8' 5") With a double glazed window to the front aspect and ceiling light point.

Bathroom

2.33m x 1.69m (7' 8" x 5' 7") With double glazed window to the rear aspect, central heating radiator, bath with electric shower, toilet, sink and ceiling light point.

Rear Garden

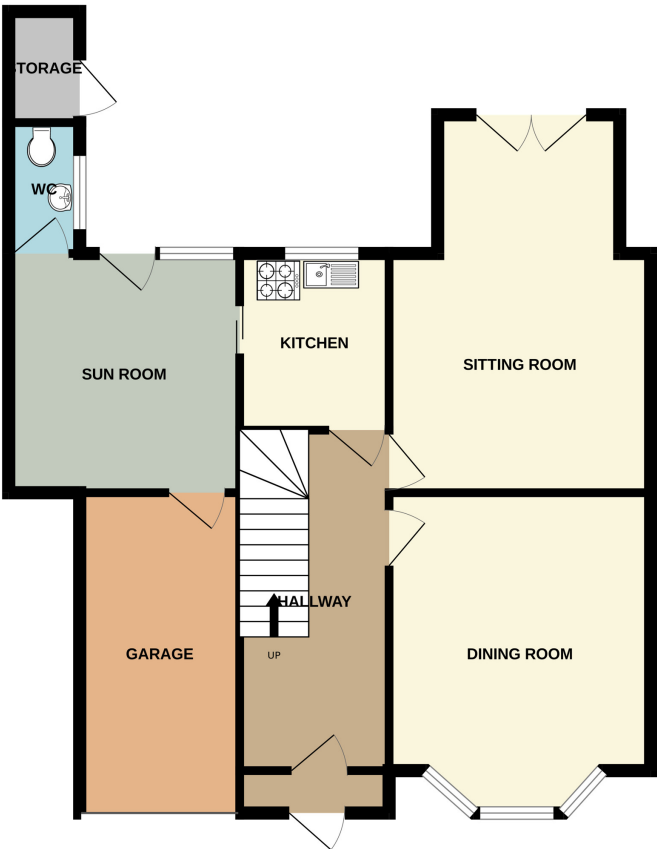
Large Garden with grass and shrubs.



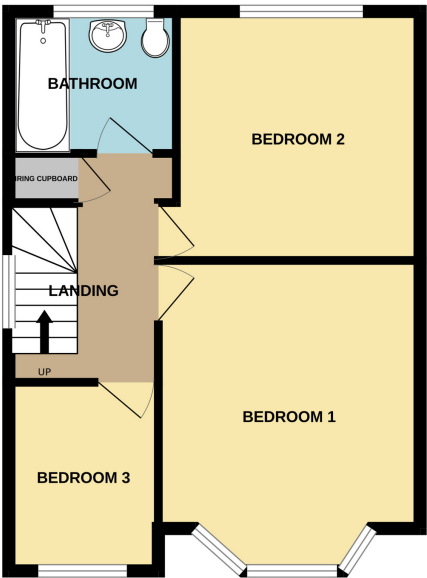
FLOORPLAN & EPC



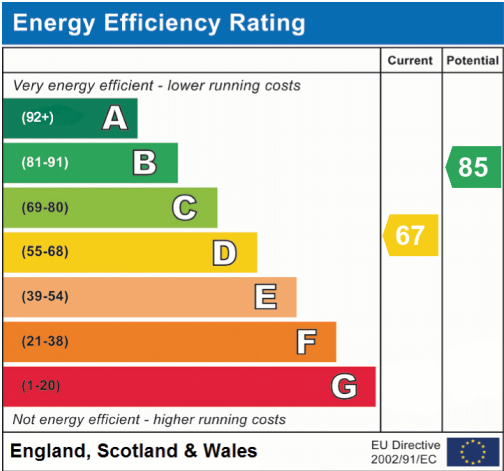
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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