



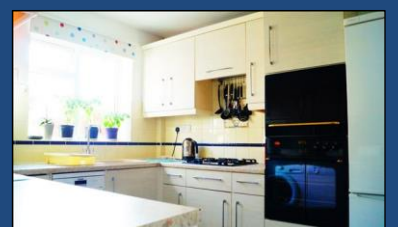
Asking Price Of:£265,000

## 19 Limbury Grove, Solihull, B92 0PW

Solihull offers a fantastic range of amenities including the widely publicised Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, a variety of commuter services including trains from Solihull Station to Birmingham (8 miles) and link to London Marylebone. In addition the NEC, Birmingham International Airport and Railway Station are all within an approximate 10-15 minute drive. The M42, J5, provides fast links to the M1, M5, M6 and M4

This well presented three bedroom Terraced home is set within a quiet cul-de-sac location. The property briefly comprises: Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility, Study, Three Bedrooms, Bathroom, Separate W.C, Block Paved Driveway and Beautifully presented rear garden

- **Off Road Parking**
- **Three Bedroom**
- **Rear Garden**
- **Sought After Location**
- **EPC Rating: TBC**





### **Approach**

Block Paved Driveway with space for 2 vehicles and access into the;-

### **Porch**

Having UPVC double glazed door, tiled flooring, storage cupboard and door through to;-

### **Hallway**

Having laminate flooring, ceiling light point, power points, central heating radiator, stairs to first floor and doors of to:-



### **Lounge 15' 1" x 12' 4" (4.61m x 3.75m)**

Having feature fireplace, ceiling light point, power points, UPVC double glazed windows to front and access to;-



### **Dining Room 9' 11" x 6' 8" (3.03m x 2.04m)**

With Laminate flooring, gas central heating radiator, base and wall mounted units and access through to;-



### **Kitchen 9' 11" x 8' 8" (3.03m x 2.64m)**

With Laminate flooring, a range of matching base, wall and drawer units with roll top work surface over, ceiling light point, power points, UPVC double glazed window to rear, integrated gas oven and cooker with four ring gas hob and tiled splash back to the side, Worcester Bosch Boiler and dishwasher



### **Utility 5' 4" x 6' 8" (1.62m x 2.04m)**

Having laminate flooring and matching base and wall mounted units as well as providing access to rear garden



### **Study 9' 10" x 10' 4" (2.99m x 3.16m)**

With laminate flooring, gas central heating radiator, ceiling light point, power point and UPVC double glazed window to rear.





## First Floor

Accessed via stairs from the hallway and having doors off to;-



## WC

With White suite and obscured UPVC double glazed window to rear



## Bathroom

Having a curved white panelled bath with mixer tap and electric thermostatic shower over, obscured UPVC double glazed window to rear and hand wash basin with vanity unit.



## Bedroom One 12' 10" x 9' 0" (3.90m x 2.75m)

Having carpeted flooring, UPVC double glazed window to front, gas central heating radiator, ceiling light point and power points



## Bedroom Two 12' 5" x 7' 9" (3.78m x 2.36m)

Having laminate flooring, UPVC double glazed window to rear, gas central heating radiator, ceiling light points and power points.



## Bedroom Three 6' 7" x 6' 10" (2.00m x 2.09m)

With Laminate flooring, UPVC double glazed window to front, gas central heating radiator, ceiling light point and power points.

## Loft

Accessed from the 1st floor landing via pull down loft ladder and having power points, insulated walls and boarded flooring.



## Rear Garden

Having paved patio area, large storage shed, laid gravel and fenced borders

**Property Ref: SSL1000079**

## Energy Performance Certificates TBC

### Floorplan

