



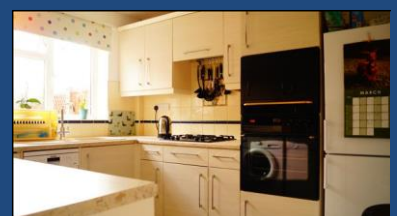
**Offers Over: £259,500**

## **19 Limbury Grove, Solihull, B92 0PW**

WITH NO STAMP DUTY TO BE PAID! This property simply must be viewed to be truly appreciated. This beautifully presented and immaculately kept home is situated in the well sought-after area of Solihull, being just a short drive away from the town centre the property offers easy access to the A45 Coventry road which provides links to Birmingham International Airport and Train Station as well as the NEC and Resorts World, the A41 is easily accessed as are the M42 and M6 Motorways.

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.

This property has been extended to the rear with potential to add a second story/fourth bedroom (STPP) the location makes the property an ideal long-term investment. This property would also be suitable to first time buyers or families having great public transport links with regular buses into Solihull Town Centre and Solihull train station providing commuter lines from Birmingham to London Marylebone as well as a great choice of both secondary and primary schools. Jaguar Land Rover is only a short drive away from the property



## Approach

Set back from the road behind a block paved driveway with space for at least 2 vehicles and access into the; -

## Porch

With 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)

With 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)

Having 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.



### **Landing**

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



### **W.C**

Having White suite and obscured UPVC double glazed window to rear



### **Bathroom**

With 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.



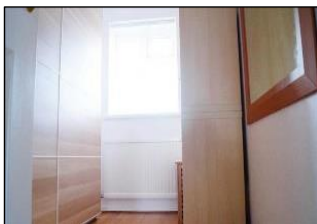
### **Bedroom 12' 10" x 9' 0" (3.90m x 2.75m)**

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.



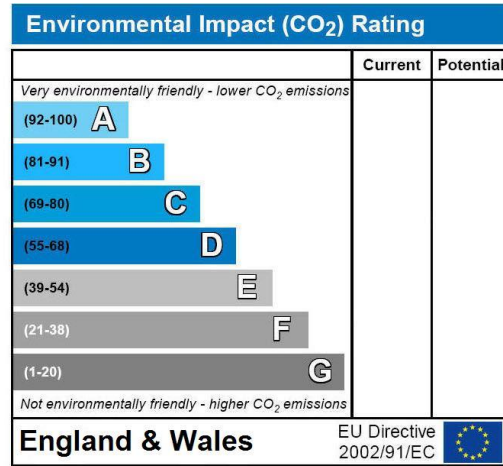
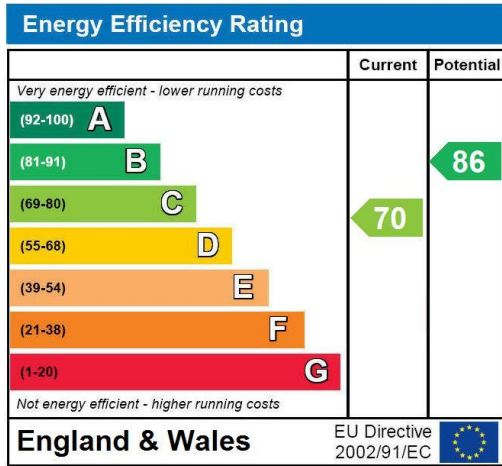


### Rear Garden

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

Property Ref: SSL1000097

### Energy Performance Certificates



## Floorplan

