



110 FOREDROVE LANE, SOLIHULL, B92 9NY

PURCHASE PRICE £210,000

**DRAFT DETAILS**





## PROPERTY OVERVIEW

An ideal opportunity to purchase this spacious three bedroom townhouse which has been vastly modernised and improved by its present owners. The property benefits from gas central heating, double glazing and has the added attraction of a refitted kitchen and bathroom. The accommodation briefly comprises of:- enclosed porch, entrance hall, lounge/dining room, modern refitted kitchen, three bedrooms, modern bathroom, front and rear gardens. In more detail the property comprises of:-

## ACCPMMODATION ON THE GROUND FLOOR

Approached via the paved footpath with lawned foregarden.

## ENCLOSED PORCH

With UPVC double glazed front door giving access through to:-

## ENTRANCE HALL

With spindled staircase to the first floor, central heating radiator, useful understair storage cupboard, coved coricing, laminated timber floor and leading to:-

## LOUNGE/DINING ROOM

25' 5" x 10' 0" (7.75m x 3.05m) UPVC double glazed window to the front, double opening French doors leading out to the rear garden, two central heating radiators, TV point, power points, laminated timber floor, recessed lighting and open aspect leading through to:-

## MODERN REFITTED KITCHEN

9' 8" x 8' 7" (2.95m x 2.64m) Having an extensive range of white fitted units, comprising of an inset circular sink unit with cupboard beneath, a range of base and wall cupboards, integrated dishwasher, built in four ring gas hob with oven beneath and extractor hood over, complementary tiling, integrated larder fridge and freezer, UPVC double glazed window and



door leading out to the rear garden.

### FIRST FLOOR

Approached via the spindled staircase from the entrance hall.

### LANDING

With hatch to the roof void, useful storage cupboard housing the gas central heating boiler and leading to:-

### BEDROOM ONE (FRONT)

12' 11" x 9' 1" (3.96m x 2.77m) UPVC double glazed window, central heating radiator and power points.

### BEDROOM TWO (REAR)

11' 6" x 7' 6" (3.51m x 2.31m) UPVC double glazed window, central heating radiator and power points.

### BEDROOM THREE (FRONT)

10' 0" x 7' 1" (3.05m x 2.16m) Having a useful storage cupboard over the stairs, UPVC double glazed window, central heating radiator and power points.

### MODERN REFITTED BATHROOM

Being part tiled comprising of a modern white suite, having a P shaped bath with shower over, shower screen, pedestal wash basin, low flush wc, UPVC obscure glazed window, recessed lighting, extractor fan and heated towel rail.

### OUTSIDE

#### REAR GARDEN

The property enjoys a good sized rear garden, having a paved patio, established lawn, raised borders and useful outhouse.

### TENURE

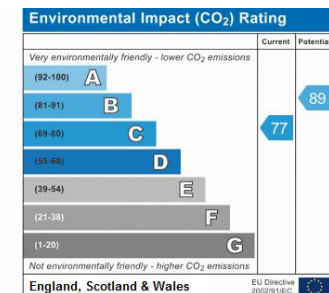
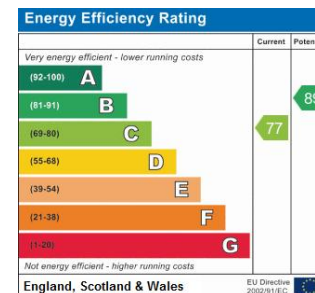
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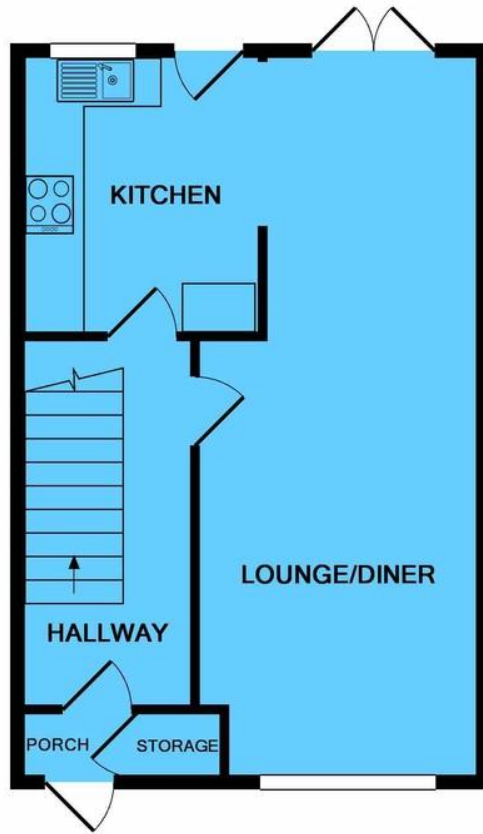
### VIEWING

Via Xact in Solihull on 0121 712 6222.

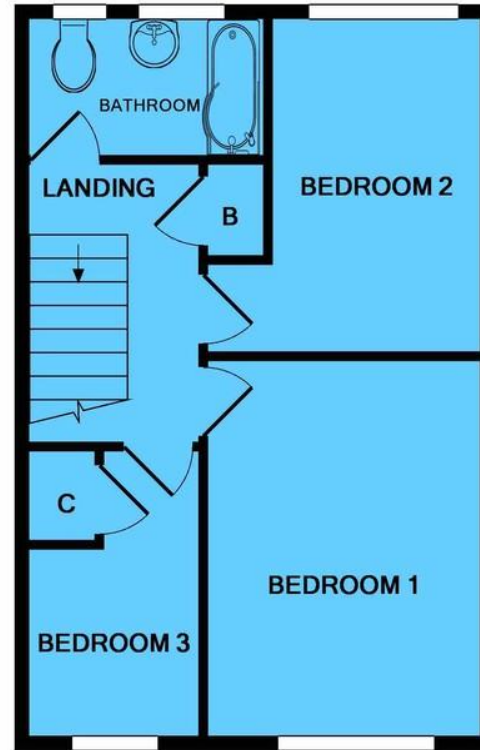
### COUNCIL TAX

Council Tax Band C





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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