

HUNTERS®

HERE TO GET *you* THERE



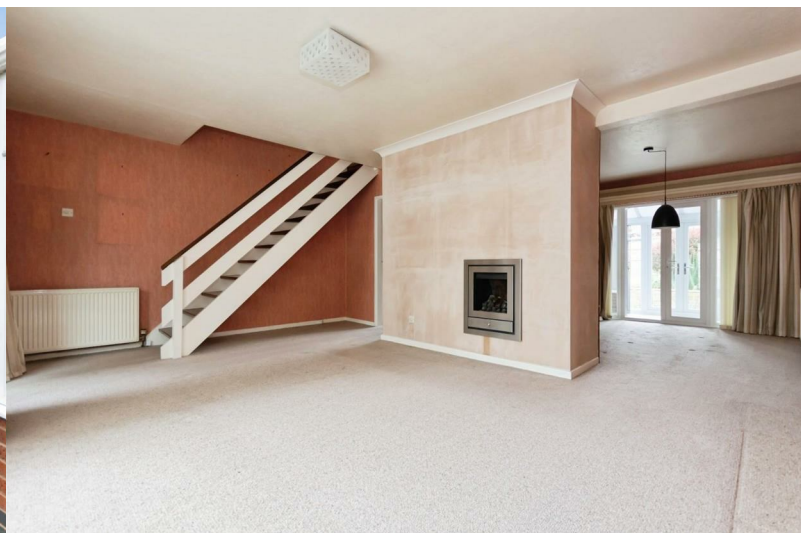
Leaffield Road

Solihull, B92 8NZ

£375,000



Council Tax: D



39 Leafield Road

Solihull, B92 8NZ

£375,000



Approach

Set back from the road, the property features a block-paved driveway offering off-road parking and access to the side garage. A pathway leads to the front door, with gated side access to the rear garden.

Entrance Hallway

Featuring double-glazed side windows, a ceiling light, and a built-in cupboard providing additional storage.

Open Plan Lounge/ Diner

This generously sized open-plan space offers two distinct areas for relaxing and dining, centred around a feature gas fireplace. Full-length double-glazed windows to the front flood the room with natural light, complemented by ceiling light points, power sockets, and radiators for comfort and functionality. Truly the heart of the home, this inviting space also features stairs to the first floor, a doorway leading into the kitchen, and double-glazed French doors opening into the conservatory, offering views and access to the rear garden.

Conservatory

Featuring double-glazed windows to the sides offering views of the rear garden, along with double-glazed French doors providing direct access outside. The room is finished with ceramic tile flooring, a power point, and a wall-mounted light.

Kitchen

The kitchen is fitted with a range of matching wall and base units, incorporating a sink with drainer, an electric oven and hob with extractor hood above, and an integrated fridge. Additional features include a

pantry cupboard, tiled splashbacks, and a double-glazed window to the rear offering pleasant views of the garden. A side door provides access to the property's garage, which also houses the downstairs guest W/C.

Bedroom One

Positioned at the rear of the property, this bedroom features fitted wardrobes, a ceiling light point, power sockets, a radiator, and double-glazed windows offering views over the rear garden.

Bedroom Two

Fitted with power sockets, a radiator, ceiling light points, and double-glazed windows overlooking the front elevation.

Bedroom Three

Also benefiting from double-glazed windows to the front elevation, along with power sockets, a ceiling light, and a radiator.

Bathroom

The suite comprises a panelled bath with shower over, a pedestal wash basin, low flush W/C, radiator, laminate flooring, and an obscured double-glazed window to the rear.

Garage

This practical space is fitted with plumbing for utilities, power points, and an up-and-over door. A double-glazed door provides access to the rear garden, and there is also a downstairs guest W/C.

Rear Garden

This charming garden is predominantly laid to lawn, with fenced boundaries and colourful floral borders.

Tel: 0121 709 0111

A patio area offers the perfect space for entertaining, leading up to the lawn and providing access to the side gate.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

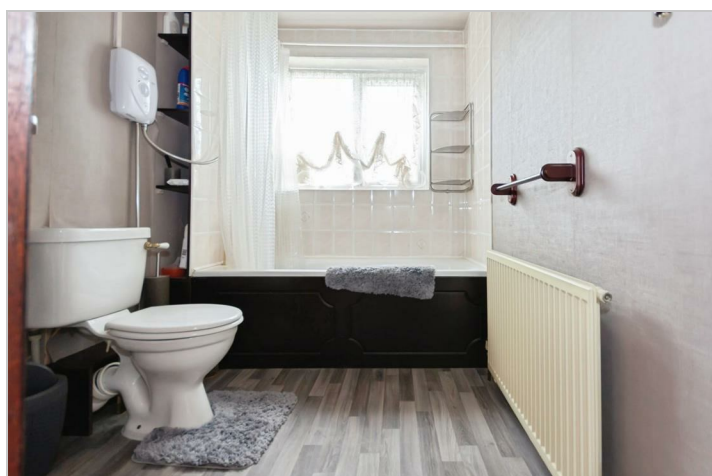
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



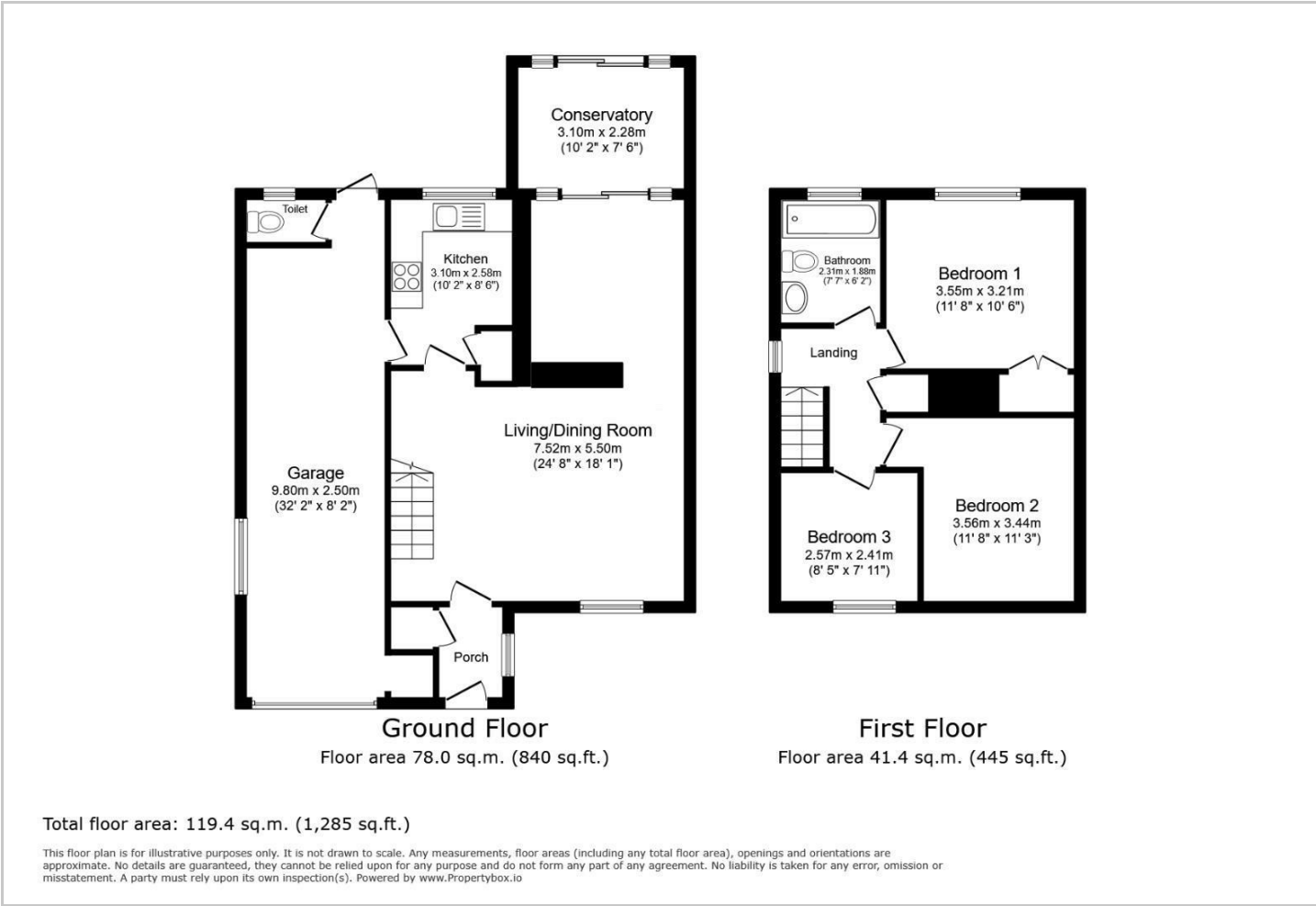
Hybrid Map



Terrain Map



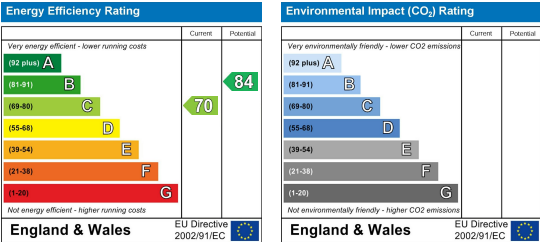
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.