

# HUNTERS®

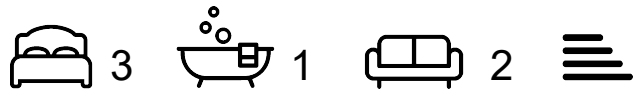
HERE TO GET *you* THERE



St. Gerards Road

Solihull, B91 1UD

£435,000



Council Tax: D





# 92 St. Gerards Road

Solihull, B91 1UD

£435,000



## Front Reception Room

12'11 x 10'5 (3.94m x 3.18m )

A double-glazed window to the front elevation, radiator, ceiling light point, and a gas fireplace.

## Rear Reception Room

14'8 x 10'5 (4.47m x 3.18m )

A double-glazed door leading to the garden, gas fireplace, radiator and wall and ceiling light points.

## Kitchen

8'11 x 7'10 (2.72m x 2.39m)

A double-glazed window to the rear, with a selection of matching wall and base units, space for a cooker and fridge freezer, and a door leading to the utility room and WC.

## Utility Area

10'8 x 8'11 (3.25m x 2.72m)

Doors leading to the garden, garage, and front elevation, along with a WC. The room also features plumbing for a washing machine, a hand wash basin with storage underneath.

## Bedroom One

14'2 x 13'7 (4.32m x 4.14m )

A double-glazed window to the front elevation, built-in storage units and wardrobe, radiator, and ceiling light point.

## Bedroom Two

15'3 x 10'6 (4.65m x 3.20m)

A double-glazed window to the rear elevation, overlooking the garden, with a radiator and ceiling light point.

## Bedroom Three

12'1 x 7'5 (3.68m x 2.26m)

A double-glazed window to the front elevation, built-in storage, radiator, and ceiling light point.

## Family Bathroom

6'0 x 5'9 (1.83m,0.00m x 1.75m)

A double-glazed window to the rear elevation, panelled bath with shower head over, hand wash basin, tiled walls, and ceiling light point.

## Garden

A paved patio area provides the perfect spot for outdoor relaxation, with the majority of the garden laid to lawn. The space is bordered by fencing, offering complete privacy.

## 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



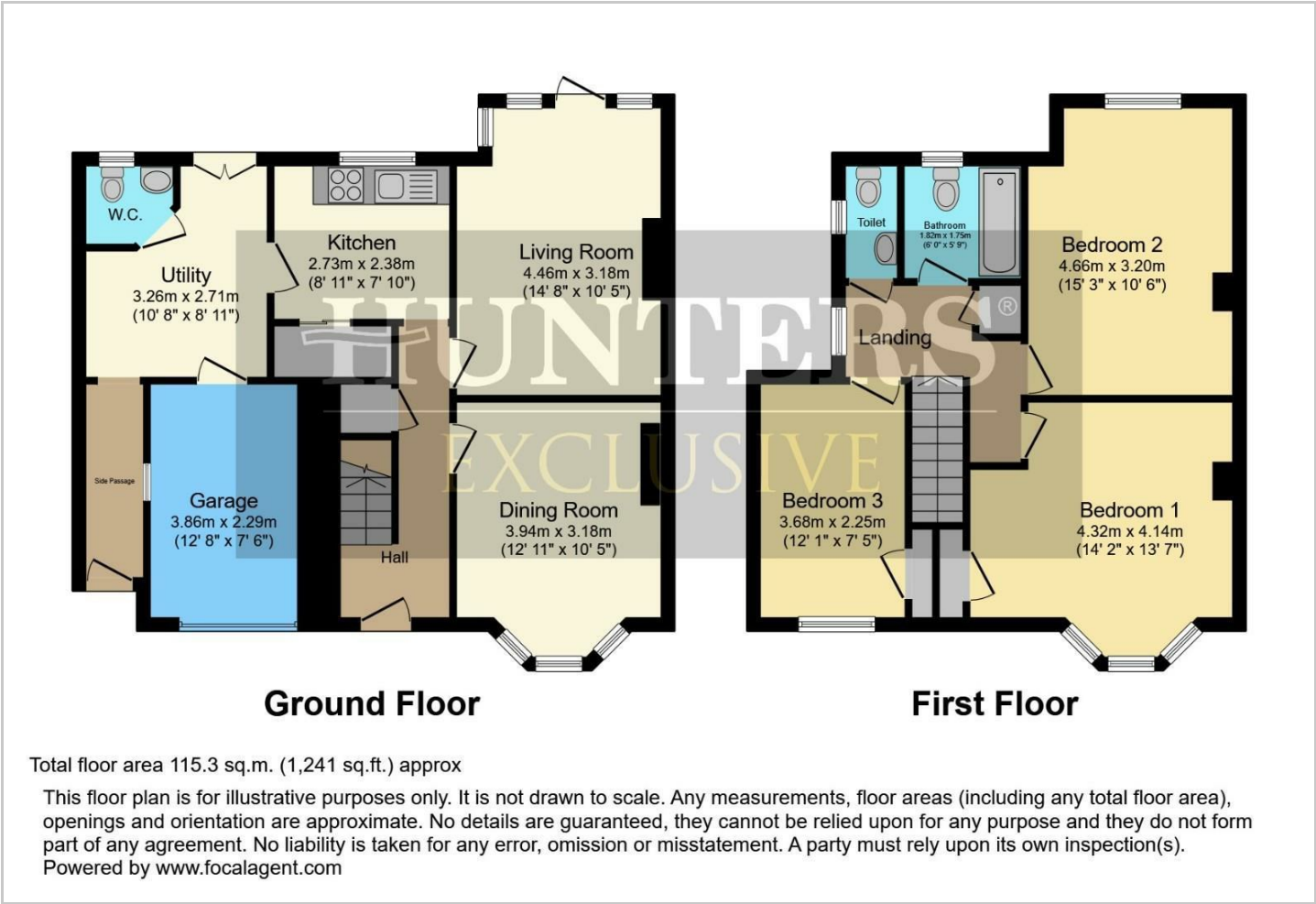
Hybrid Map



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



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