

HUNTERS®

HERE TO GET *you* THERE



Swanswell Road

Solihull, B92 7EZ

Offers Over £300,000



Council Tax: C



122 Swanswell Road

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Entrance Hallway

Featuring a double-glazed door and window to the side aspect, along with a central heating radiator, providing both natural light and warmth throughout the space.

Through Lounge

This spacious room benefits from a double-glazed window to the front aspect and double-glazed patio doors to the rear, allowing for ample natural light. Additional features include an electric fireplace, TV points, and a central heating radiator, creating a warm and comfortable living space.

Kitchen

A well-appointed fitted kitchen featuring a range of wall and base units with work surfaces over. The space includes a sink and drainer, electric oven with induction hob, integrated fridge/freezer, and a freestanding washing machine (included). Natural light is provided by a double-glazed window to the rear aspect and a double-glazed door offering direct access to the rear garden. The room also benefits from a central heating radiator for added comfort.

Conservatory

A brick-built structure with UPVC double-glazed windows to the side and rear aspects, complemented by double-glazed patio doors leading to the rear garden. The space is fitted with lighting and a central heating radiator, making it a comfortable and versatile room year-round.

Bedroom One

This well-presented bedroom offers a double-glazed window to the front aspect, built-in wardrobes providing convenient storage, a TV point, and a central heating radiator for added comfort.

Bedroom Two

A comfortable bedroom featuring a double-glazed window to the rear aspect, built-in wardrobes for ample storage, and a central heating radiator.

Bedroom Three

A bright and airy bedroom benefiting from double-glazed windows to the front aspect, built-in wardrobes for convenient storage, and a central heating radiator for year-round comfort.

Bathroom

A fully tiled bathroom comprising a double-glazed window to the rear aspect, panelled bath, separate shower cubicle, hand wash basin, shaver point, extractor fan, and a heated towel rail, offering both functionality and comfort.

W.C

Double glazed window to rear aspect, W.C, and full tiling

Garage

Up and over door, power, electrics, and lights

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 C.

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 And 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



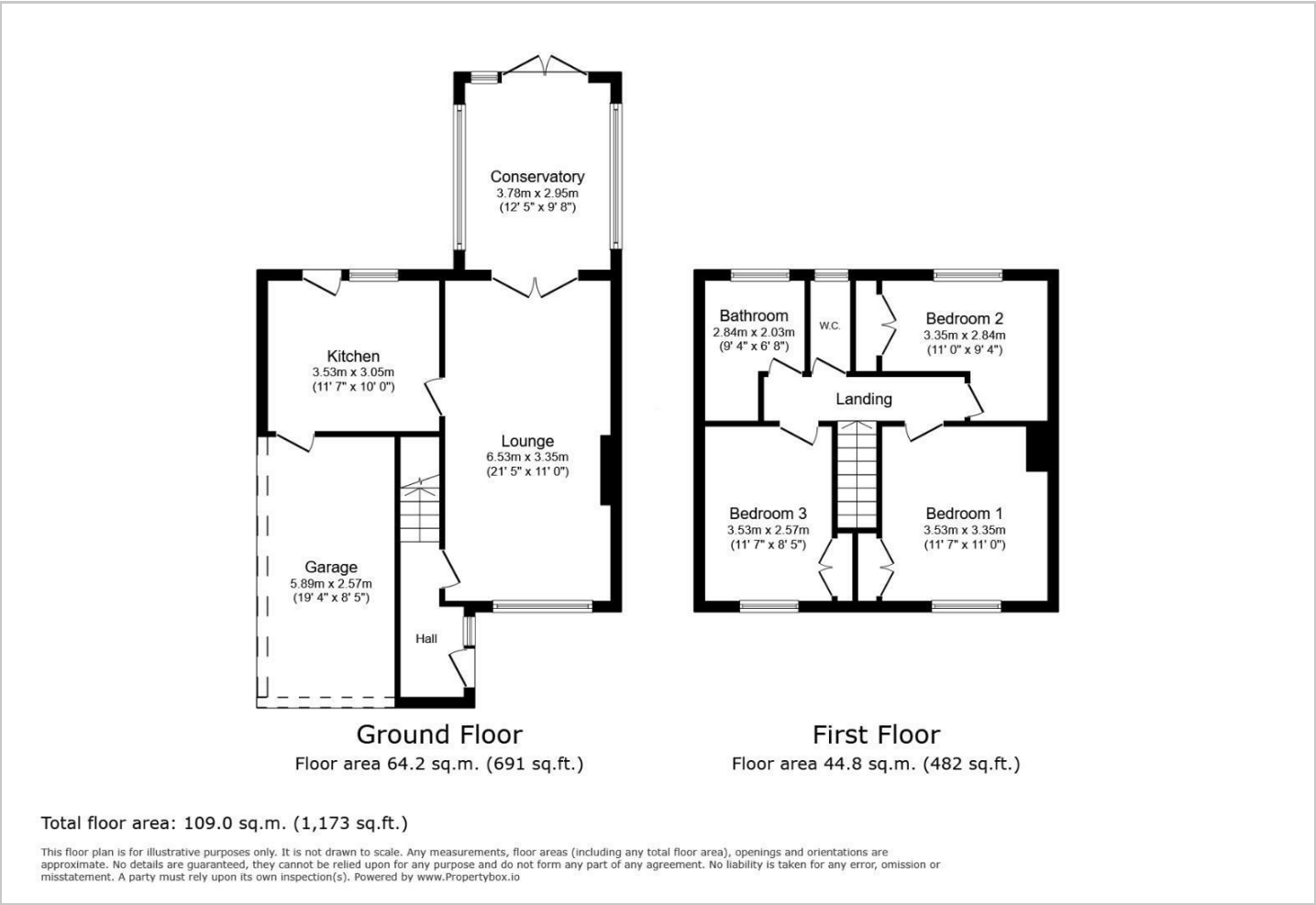
Hybrid Map



Terrain Map



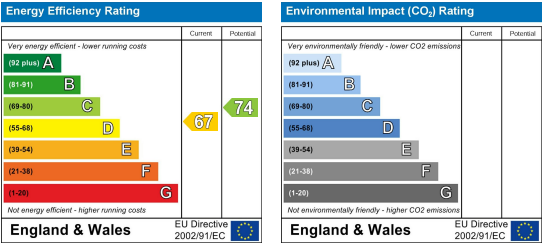
Floor Plan



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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