

# HUNTERS®

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**Valley Road**

Solihull, B92 9AX

£375,000



Council Tax:



# 83 Valley Road

Solihull, B92 9AX

£375,000



## Through Lounge / Dining

The bright lounge features a double-glazed window to the front elevation, ceiling spotlights, and a gas fireplace. French doors lead out to the garden.

## Converted Garage

Converted into a second lounge, this room features a double-glazed window to the front, ceiling lights, a radiator, laminate flooring, and access to the rear of the house.

## Kitchen

The kitchen is equipped with a variety of wall, base, and drawer units. It includes a gas hob with an extractor hood above, an electric oven, and space for both a dishwasher and a fridge/freezer. The splashback areas are tiled, and there's a double-glazed window to the rear elevation.

## Family Bathroom

Privacy double-glazed window to the rear, tiled flooring, wall tiles, shower cubicle, wash basin with mixer tap, heated towel rail, and extractor fan.

## Bedroom One

Double bedroom with a double-glazed window facing the front elevation, built in storage, ceiling spot lights and a central heating radiator.

## Bedroom Two

Double bedroom with a double-glazed window facing rear elevation, built in storage, ceiling spot lights and a central heating radiator.

## Bedroom Three

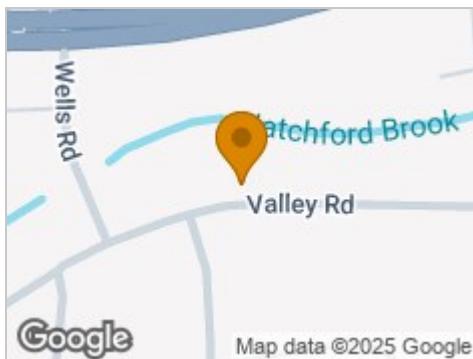
Double bedroom with a double-glazed window facing the front elevation, ceiling spot lights and a central heating radiator.

## Garden

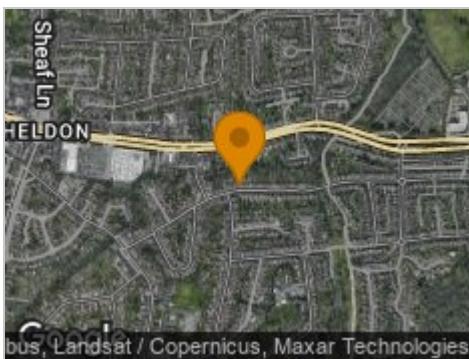
Spacious private garden, featuring a large patio and a well-maintained lawn area. The garden is enclosed by mature shrubs, offering a sense of privacy.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



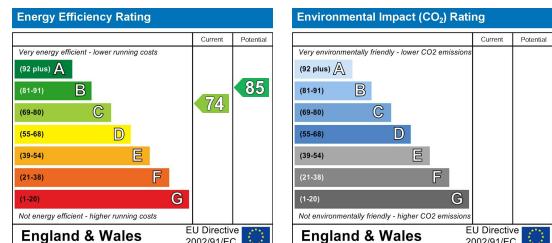
Total floor area 129.3 m<sup>2</sup> (1,392 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## 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.