

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Mayswood Road

Solihull, B92 9JE

Guide Price £330,000



Council Tax: D





# 57 Mayswood Road

Solihull, B92 9JE

Guide Price £330,000



## INTRODUCTION

Hunters are pleased to present this extended THREE bedroom semi-detached home with huge potential, in a great location. Offering great transport links into Solihull Town Centre. The property briefly comprises of Entrance Porch, Entrance Hallway, Living Room, Dining Room, Kitchen, Utility and a spacious Garage. Upstairs comprises of three large double Bedrooms and a Shower Room. Driveway to the front with space for multiple cars. Well presented garden to the rear, with patio, mostly laid to lawn. Benefits from some double glazing and central heating.

## DRIVEWAY TO FRONT

Offering ample parking.

## ON THE GROUND FLOOR

### PORCH

having glazed door and side panel leading to

### HALLWAY

### LIVING ROOM (front)

14'1" x 12'1" (4.30m x 3.70m)

Having feature fireplace with wooden surround, window to front. Leads through to the

### DINING ROOM (rear)

11'1" x 8'10" (3.40m x 2.70m)

Having patio windows to rear garden.

### KITCHEN (rear)

6'6" x 6'6" (2.00m x 2.00m )

Having range of fitted wall and base units.

### UTILITY (rear)

9'2" x 8'6" (2.80m x 2.60)

Having range of wall and base units, space for washing machine and door to garage and rear garden.

### GARAGE

14'9" x 13'1" (4.50m x 4.00m )

Having double wooden doors to front and range of shelving.

## ON THE FIRST FLOOR

### BEDROOM 1 (front)

14'9" x 9'2" (4.50m x 2.80m)

### BEDROOM 2 (front)

12'1" x 9'10" (3.70m x 3.00m)

### BEDROOM 3 (rear)

10'9" x 9'10" (3.30m x 3.00m)

### SEPARATE SHOWER ROOM (rear)

Having shower unit, wash hand basin with cupboard below, and low level WC.

## OUTSIDE

### REAR GARDEN

Well presented garden to the rear, with patio, mostly laid to lawn.

## GENERAL INFORMATION

### 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 drains, 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, they 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/disconnected/drained appliances. All measurements in our particulars are approximate.



Road Map



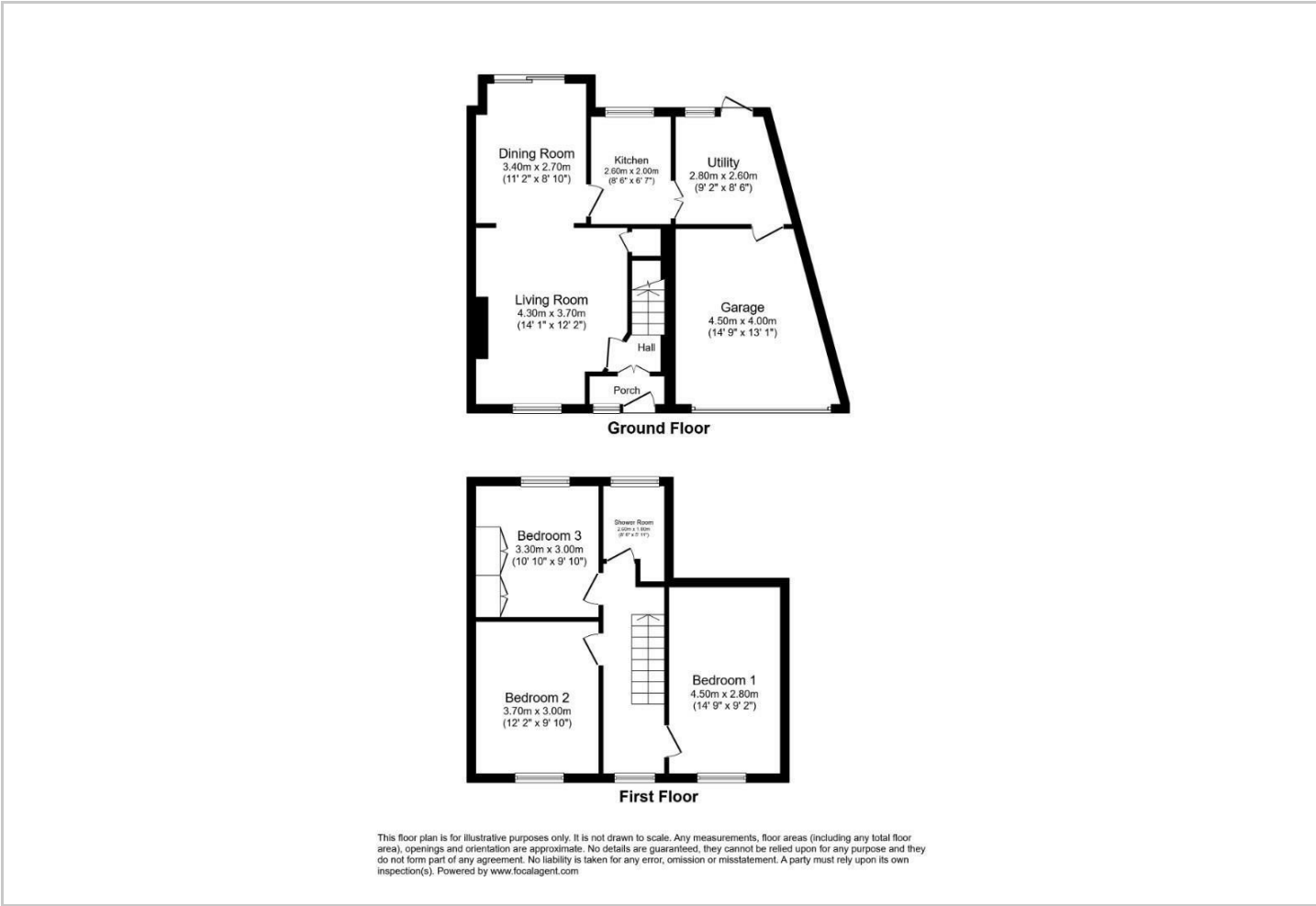
Hybrid Map



Terrain Map



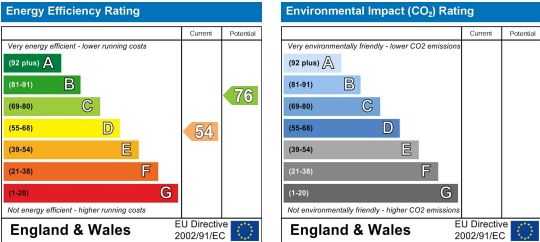
Floor Plan



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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