

# HUNTERS®

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## Southey Close

Solihull, B91 3US

Offers Over £400,000



Council Tax:



# 7 Southey Close

Solihull, B91 3US

Offers Over £400,000



## Lounge

A generously sized room featuring a large bay window at the front, allowing plenty of natural light. The space includes a brick-built fireplace, wall-mounted lights and a central ceiling light point.

## Dining Room

A bright and airy room featuring French doors that open to conservatory. The room also offers convenient access to the living room and kitchen.

## Conservatory

A bright conservatory with garden views, offering a peaceful space to relax or entertain.

## Kitchen

The kitchen is fitted with a range of wall-mounted and base units, complemented by a roll-top work surface. It includes a built-in oven, hob, and extractor fan. There is also access to the dining room and garage, with a window overlooking the rear elevation.

## Bathroom

The bathroom is fitted with a three-piece suite, including a bath with shower over, wash basin, and toilet. It also features an airing cupboard and an obscured window to the side elevation.

## Bedroom One

A spacious main bedroom with fitted wardrobes and a large double window to the front elevation.

## Bedroom Two

A generous double bedroom featuring a ceiling light point, radiator, and a double-glazed window overlooking the garden.

## Bedroom Three

A single room, notably larger than the average box room, with a window overlooking the rear elevation.

## Wc

Fitted with toilet and wash basin. Window to side elevation.

## Outside

The property features driveway parking for multiple vehicles and a front garden primarily laid to lawn, complemented by attractive planted borders. A side gate provides access to the rear garden, which includes a generous patio area and a private lawned space. Mature trees and shrubs.

## Information

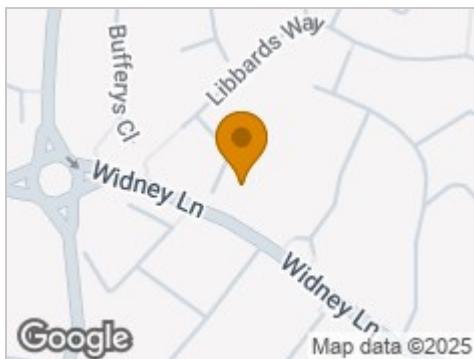
Tenure - Leasehold

Tax Band - E

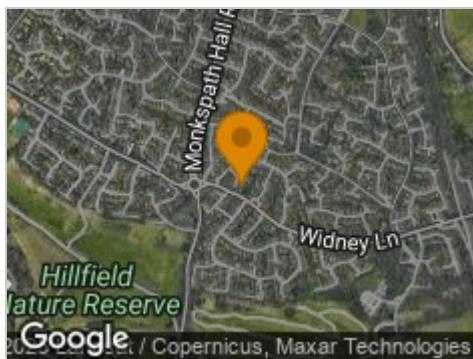
Ground Rent - £80 PA



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**

**First Floor**

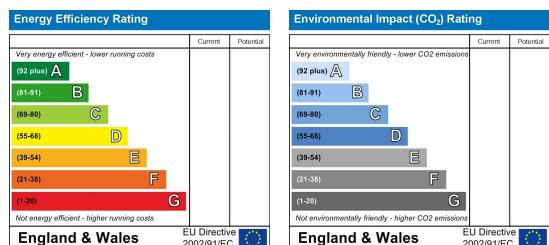
Total floor area 105.6 m<sup>2</sup> (1,137 sq.ft.) approx

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.