

# HUNTERS®

HERE TO GET *you* THERE



## Hobs Moat Road

Solihull, B92 8JN

£145,000

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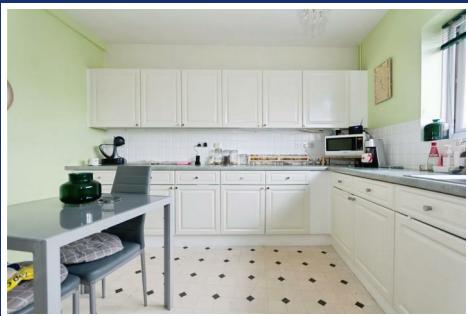
Council Tax: A



# 103a Hobs Moat Road

Solihull, B92 8JN

£145,000



## Entrance Hall

With window to front, stairs to first floor, storage cupboard and doors to Kitchen and Living Room

## Kitchen

A generously sized breakfast kitchen featuring a range of wall and base-mounted units, a stainless steel sink and drainer with mixer tap, and a rear-facing window providing natural light. There is also space for a fridge/freezer, making it a practical and functional space for everyday living.

## Lounge

Large Living Room with window to front and two central heating radiators

## Bedroom One

Double bedroom with window to rear, built in wardrobes and central heating radiator

## Bedroom Two

Double bedroom with window to front, built in wardrobes and central heating radiator

## Bedroom Three

Bedroom with window to front, built in wardrobes and central heating radiator

## Bathroom

Tiled throughout with low level flush WC, hand wash basin and panelled bath with shower over

## Tenure

The Agent understands that the property is Leasehold. 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.

## Service Charge

Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

## 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 A.

## 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.

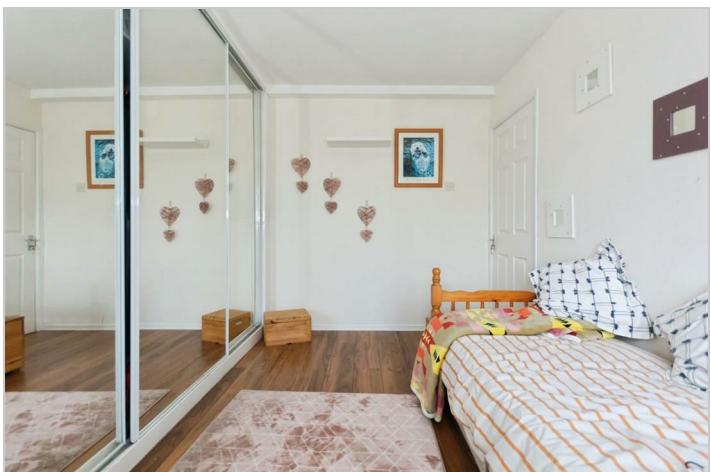
## Fixtures & Fittings

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

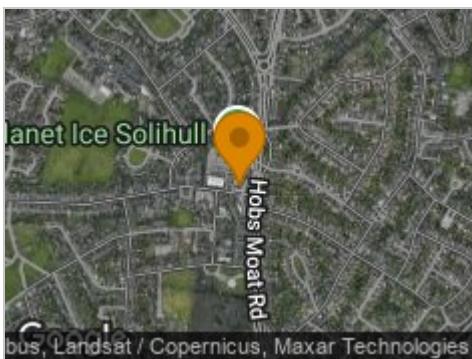
or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied 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



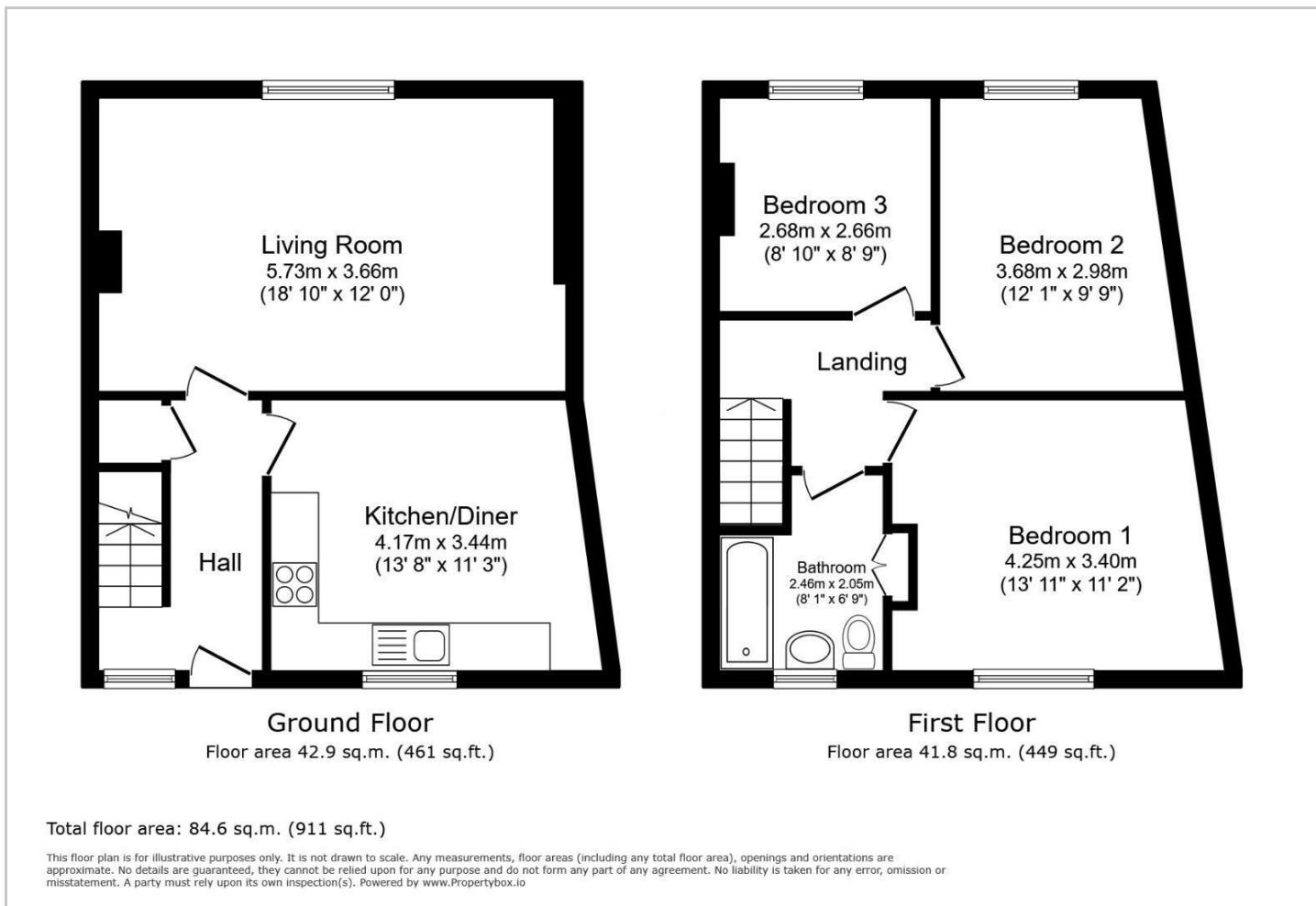
## Hybrid Map



## Terrain Map



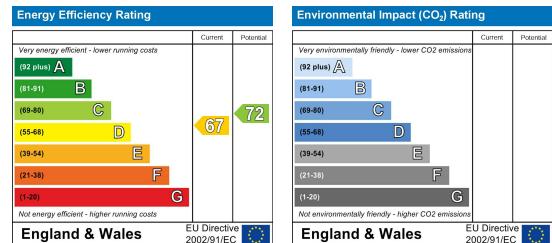
## Floor Plan



## 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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