



167 Valley Road, Solihull, B92 9AY

Price Guide **£229,950**

- Extended Traditional Semi Detached
- Through Lounge/Dining Room
- Three Spacious Bedrooms
- NO CHAIN

- Extended Breakfast Kitchen
- Utility + Ground Floor WC & Family Bathroom
- Energy Efficiency Rating - D

0121 709 3300

167 Valley Road, Solihull, B92 9AY

167 Valley Road is a superbly well presented extended three bedroom semi detached residence situated in a popular location. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; entrance porch, entrance hall, through lounge/dining room, extended breakfast kitchen, utility/wc, first floor landing, three double bedrooms, driveway, large mature rear garden No Chain

APPROACH

Via a blocked paved driveway that enables off road parking and leading to an enclosed UPVC double glazed storm porch entrance with two doors, obscure glazed door leads to:

ENTRANCE HALL

Single panel radiator, telephone point, wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, doors to lounge and kitchen.

THROUGH LOUNGE

26' 9" (8.16M) X 10' 10" (3.3M)

Wall mounted feature fireplace, wood effect flooring, single panel radiator, UPVC double glazed bay windows to front and rear aspects, two ceiling light points, four wall lights points, TV aerial point.

EXTENDED BREAKFAST KITCHEN

21' 4" (6.5M) X 9' 6" (2.9M)

A modern fitted kitchen comprises a range of modern wall and base units with co-ordinated roll top work surface over, integrated gas range cooker with canopy extractor hood over, stainless steel splash back, ceramic tiling to splash prone areas, stainless steel and drainer unit, space and plumbing for dishwasher, space and plumbing for washing machine, ceramic floor tiling, under stairs recess, UPVC double glazed window to rear aspect, door to garden and door to:

UTILITY/WC

31' 6" (9.6M) X 5' 11" (1.8M)

Spacious room that spans the full length of the property comprising stainless steel sink and drainer unit, base cupboard, plumbing for washing machine, ceiling light point, door to wc, glazed door to front aspect.

WC

Low level flush wc, pedestal wash hand basin, single panel radiator, UPVC double glazed window to rear aspect.



FIRST FLOOR LANDING

Oversized loft hatch access, doors to all bedrooms, door to bathroom.

BEDROOM ONE

13' 5" (4.1M) X 10' 2" (3.1M)

UPVC double glazed bay window to front aspect, single panel radiator, ceiling light point.

BEDROOM TWO

14' 5" (4.4M) X 10' 2" (3.1M)

Fitted wardrobe, single panel radiator, ceiling light point, UPVC double glazed bay window to rear aspect.

BEDROOM THREE (EXTENDED)

14' 9" (4.5M) X 12' 2" (3.7M)

An extended bedroom being dual aspect and offering a really spacious room, single panel radiator, ceiling light point, UPVC double glazed windows to both front and rear aspects.

FAMILY BATHROOM

A beautifully appointed bathroom comprises a white three piece corner suite that includes: low level flush wc, wash hand basin, corner bath, separate shower enclosure with thermostatic shower over, ceramic tiling to floors and walls, chrome radiator, cupboard housing Worcester combination central heating boiler, UPVC double glazed windows to rear aspect.

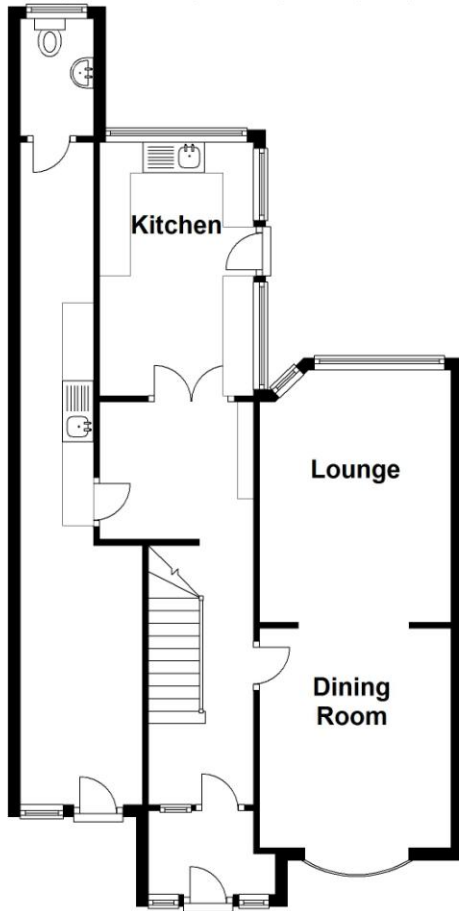
REAR GARDEN

A large rear garden being mostly laid to lawn, well stocked borders and offering a good degree of privacy with conifer hedgerow, timber fencing to perimeter, access to garage at rear.



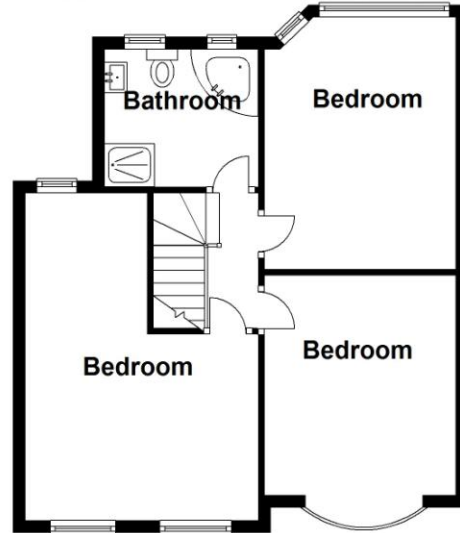
Ground Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



Total area: approx. 121.7 sq. metres (1310.5 sq. feet)



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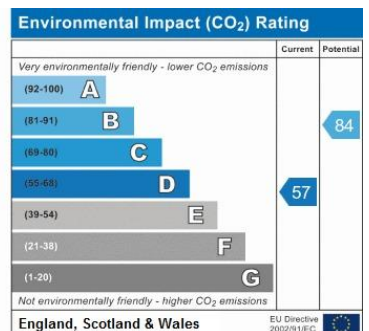
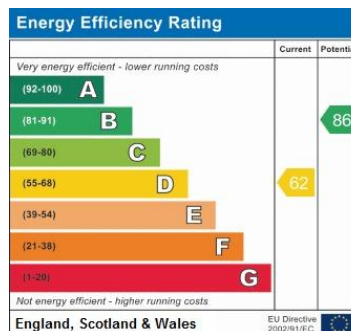
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