Bartleys
Estate Agents









175 Valley Road, Solihull B92 9AZ

Price Guide £299,950

- Stunning Refitted Kitchen
- Three Bedrooms
- Through Lounge/Dining Room
- Off Road Parking
- Detached Garage
- Energy Efficiency Rating - E

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

175 Valley Road, Solihull B92 9AZ

175 Valley Road is a well presented three bedroom traditional semi detached residence that has been beautifully maintained by the current owner conveniently situated within close proximity to Solihull town centre and easy access for motorway and transport links and local amenities. The well appointed accommodation briefly comprises hall way, cloak cupboard, through lounge/dining room, beautifully appointed refitted kitchen, side utility, three bedrooms, refitted bathroom, off road parking & established generous garden with detached single garage.



APPROACH
Via a paved driveway that enables off-road parking leading to an enclosed storm porch entrance to:-

HALLWAY
Single panel radiator, two ceiling light points, solid wood floor, stairs rising to first floor landing with under stairs storage, glazed doors to lounge and kitchen.

LOUNGE DINING ROOM
28' 7" (8.7M) X 10' 2" (3.1M)
Ornamental gas fire with coal effect gas fire, solid wood flooring, TV point, ceiling light point, UPVC double glazed bay window to the front aspect.

DINING AREA
Solid wood flooring, ceiling light point, ornamental coal effect gas fire, UPVC double glazed French doors and UPVC double bay window to the rear garden.



REFITTED KITCHEN
12' 10" (3.9M) X 7' 10" (2.4M)
A stunning refitted kitchen compromises a range of Shaker wall and base units with copper handles coordinating rolltop worksurfaces and upstands, integrated wine cooler. under plinth lighting, inset one and a half bowl single drainer sink unit, integrated Bosch stainless steel gas hob with electric oven, integrated Beko dishwasher, stainless steel canopy cooker hood extractor fan, integrated tall fridge, wood effect flooring, single panel radiator, ceiling light point,
UPVC double glazed window to the rear and glazed to door to:-

SIDE UTILITY
25' 3" (7.7M) X 5' 7" (1.7M)
Wall and base units with work surfaces and stainless steel single drainer sink unit, space and plumbing for a washing machine / dryer, under counter fridge & further space for a fridge or freezer, wall mounted Vaillant combi boiler, UPVC double glazed door leading to the front and rear gardens.



FIRST FLOOR LANDING
Obscure UPVC double glazed window to the side aspect, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (REAR)
14' 5" (4.4M) X 10' 2" (3.1M)
Single panel radiator, wood effect flooring, ceiling light point, UPVC double glazed bay window to the rear aspect.



BEDROOM TWO (FRONT)
13' 5" (4.1M) X 10' 2" (3.1M)
Fitted wardrobes with sliding doors and mirror panel, wood effect flooring, single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM THREE (FRONT)
8' 6" (2.6M) X 5' 7" (1.7M)
Single panel radiator, wood effect flooring, ceiling light point, UPVC double glazed window to the front aspect.

FAMILY BATHROOM
8' 2" (2.5M) X 7' 10" (2.4M)
A beautifully refitted bathroom comprising large P-shaped bath with shower screen, hand wash basin with vanity cupboard, low-level flush WC, chrome thermostatic shower, complementary ceramic tiling to walls. tile effect flooring, ceiling spotlights, chrome towel radiator, obscure UPVC double glazed window to the side aspect.



REAR GARDEN
Having a full width pebble stone patio leading to a laid to lawn garden with well-stocked borders and wood panel fence panel perimeter.

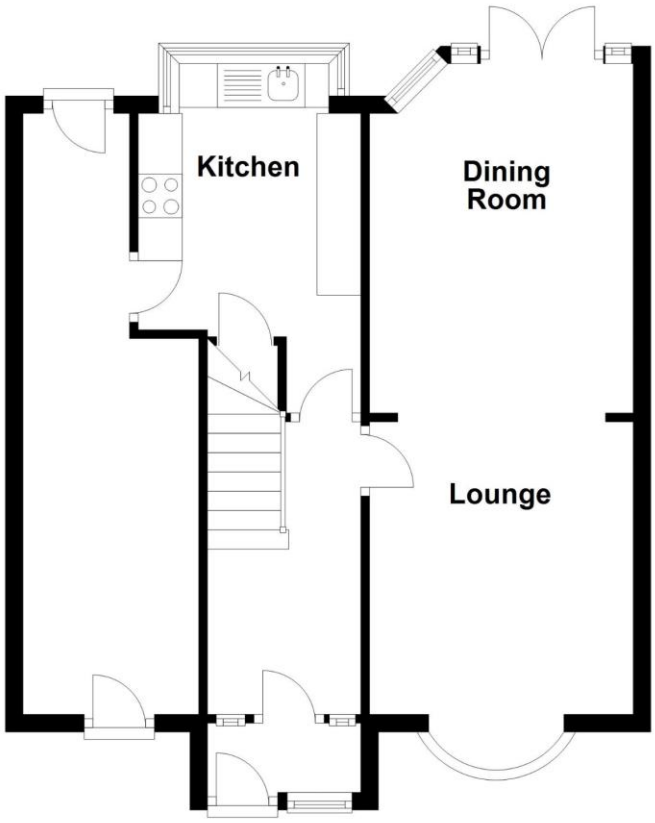
GARAGE
At the rear of the garden is a detached garage having power & access gained via a locked/secured shared right of way.

TENURE



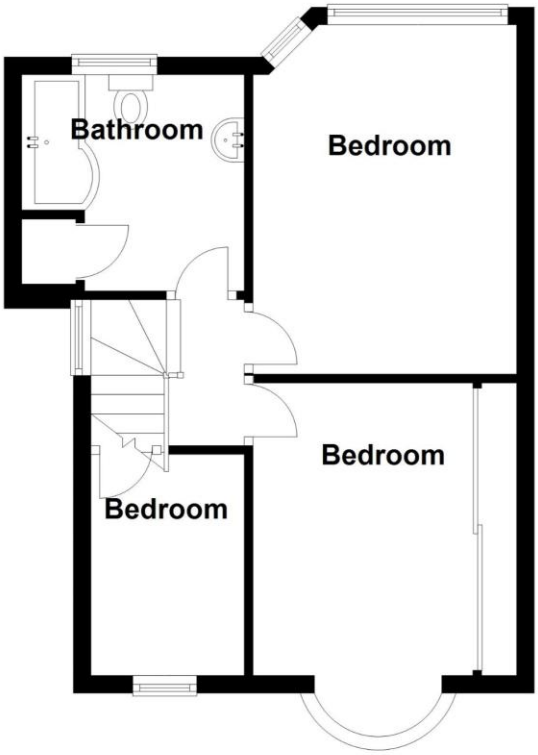
Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



First Floor

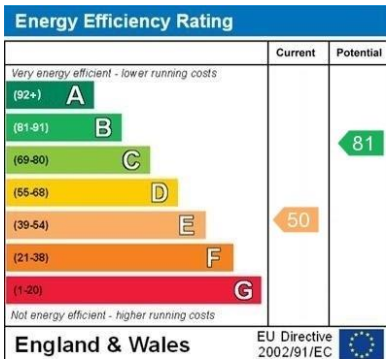
Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.