

16 Mereside Way, Solihull B92 7DB



£295,000 Freehold

No Upward Chain



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Solihull

Solihull is a popular and thriving residential area which boasts attractive housing of varying styles and sizes, parks and open spaces, leisure and sports facilities and it borders open countryside in which there are sought after villages and attractive walks. Throughout the Borough of Solihull there is an extensive choice of shops, restaurants and public houses, especially in the town centre of Solihull. There are excellent communication links from Solihull, including its railway station which offers commuter services to London and Birmingham as well as local commuter service, the M42 motorway which links the national motorway network and Birmingham International Airport and Railway Station. There are a number of thriving business and retail parks in the Solihull area providing business and shopping opportunities.

Schooling

Solihull MBC is proud of its education standards and facilities at primary, secondary and college levels. Should you wish to verify the catchment area for this property you can contact Solihull Council on 0121 704 6693, visit their web site – www.solihull.gov.uk and look at Online Maps or email admissions@solihull.gov.uk. Solihull Council can also provide information regarding nurseries. There is also a choice of well regarded private schools in the area for all age groups.

Property

Mereside Way leads just off St Bernards Road which joins the A41 Warwick Road opposite which is Olton Library, a small parade of shops and access to Olton Railway Station.

Regular bus services operate along the A34 and travelling towards Solihull one will pass the popular Dovehouse parade of shops serving everyday needs.

The other end of St Bernards Road joins Streetsbrook Road which also leads into the town centre of Solihull or in the opposite direction to the A34 Stratford Road at the Robin Hood Island.

Leading from St Bernards Road is Grange Road where there is access to Olton and West Warwickshire Club offering sports and social facilities.

This semi-detached bungalow occupying an enviable corner position is offered with no upward chain and is set back from the road behind a large foregarden, block paved driveway and pathway with ramp leading to a side entrance door with obscure leaded light window to the accommodation.

HALLWAY

Central heating radiator, wooden effect flooring, access to loft space, doors to living room, kitchen, two bedrooms and wet room.

KITCHEN 10'1" x 9'0" (3.07m x 2.74m)

Range of wall, drawer and base units with work surface over, one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine and dish washer, wooden effect flooring, central heating radiator, Worcester Bosch gas fired central heating boiler, UPVC sealed unit double glazed window to front, double doors to

LIVING ROOM 16'5" x 11'5" (5m x 3.48m)

UPVC sealed unit double glazed window to front, wooden effect flooring, electric fire, central heating radiator, door to

BEDROOM ONE 13'11" x 11'6" (4.24m x 3.51m)

UPVC sealed unit double glazed window to rear, central heating radiator, wooden effect flooring.

BEDROOM TWO 10'2" x 9'11" (3.1m x 3.02m)

UPVC sealed unit double glazed French doors to rear garden, central heating radiator, wooden effect flooring.

WET ROOM

Shower area with electric shower, low flush WC, pedestal wash hand basin, tiling to full height, central heating radiator, obscure UPVC sealed unit double glazed window to side.

OUTSIDE

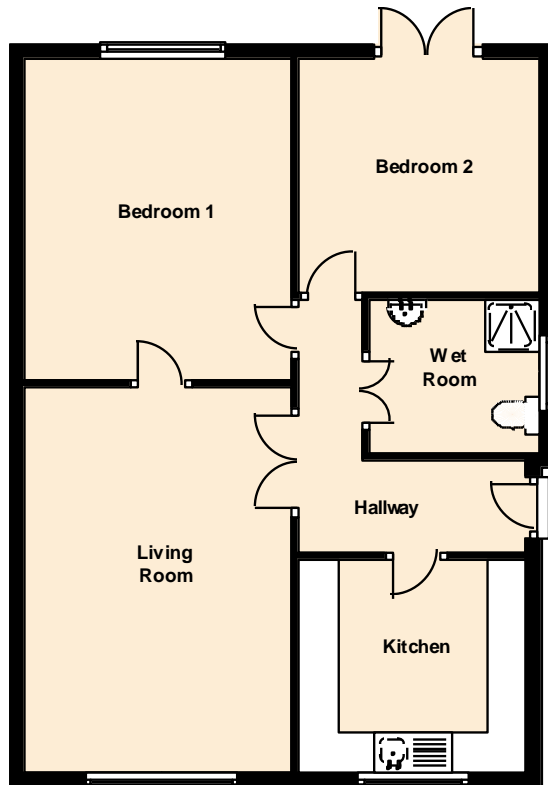
The rear garden has a patio area with step and ramp down to lawn, enclosed bin area, pedestrian gateway access to side, pathway to

DETACHED GARAGE 16'5" x 8'3" (5m x 2.51m)

Wooden side hung doors to front.



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		88
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

EPC Link:

<https://www.epcregister.com/searchReport.html?RRN=0698-1000-7282-4193-8970>

Viewing:

By appointment with Melvyn Danes on 0121 711 1712

Location:

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge and at the traffic lights turn left into St Bernards Road. Take the first turning on the left into Mereside Way and follow the road along where the property will be found on the right hand side.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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