

33 Tanhouse Farm Road, Solihull B92 9HA



£299,950 Freehold

DRAFT DETAILS



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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

Tanhouse Farm Road leads from Old Lode Lane and at the farther end is Elmdon Park, a very attractive area of public open space with lakeside walks and woodland together with historic church.

Local shops are sited along Old Lode Lane and further shopping will be found in nearby Hobs Moat Road with more comprehensive shopping facilities on the A45 Coventry Road.

Frequent bus services operate along Old Lode Lane to the city centre of Birmingham and Solihull and there is easy road access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property occupies an excellent wide corner plot with central tarmac driveway and lawns to either side leading to the garage and presents a two storey elevation of brickwork. The extremely well presented accommodation comprises:



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SIDE ENCLOSED PORCH 5'4" x 25" (1.63m x 25)
UPVC door, UPVC sealed unit double glazed windows, tiled floor, further UPVC sealed unit double glazed door to

LIGHT VAULTED ENTRANCE HALL

Oak strip flooring, staircase leading to upper floor with glazed panels and cupboard under, electricity cupboard with trip controls, gas meter cupboard, fluted central heating radiator, attractive oak framed obscure glazed doors to living room and kitchen.

SPACIOUS LIVING ROOM

 24'9" x 11'4" (7.54m x 3.45m)

Wide walk in UPVC sealed unit double glazed bay window, chimney breast with inset gas log fire, two fluted central heating radiators, oak strip flooring, two centre lighting points, UPVC sealed unit double glazed French door with side panels leading out to rear garden, wide opening to

KITCHEN

 12'11" x 9'10" (3.94m x 3m)

Range of cream and steel floor storage cupboards and drawers with wood block work surfaces over, stainless steel one and a quarter bowl inset sink, Bosch four ring gas stainless steel hob with glass splashback and stainless steel extractor over, matching oven and grill, integrated fridge and freezer, eight down lighting points, two small obscure glazed windows and half glazed door to

UTILITY ROOM

 8'6" max x 13'0" (2.59m max x 3.96m)

Door to rear garden, plumbing for washing machine, light and power points, doors to cloakroom and garage.

CLOAKROOM

Low level WC, obscure UPVC sealed unit double glazed window.

WIDE GARAGE 15'8" max / 9'1" min x 21'0" max / 17'9" min (4.78m max / 2.77m min x 6.4m max / 5.41m min)

Up and over door and passenger door to front, rear window and door to rear garden, light and power points.

LANDING

UPVC sealed unit double glazed window to front, hatch to insulated and part boarded loft space, oak panel doors to three bedrooms and bathroom.

BEDROOM ONE

 11'5" x 11'4" (3.48m x 3.45m)

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

BEDROOM TWO

 11'4" x 9'4" (3.45m x 2.84m)

UPVC sealed unit double glazed window to front, central heating radiator.

BEDROOM THREE

 9'11" x 7'9" (3.02m x 2.36m)

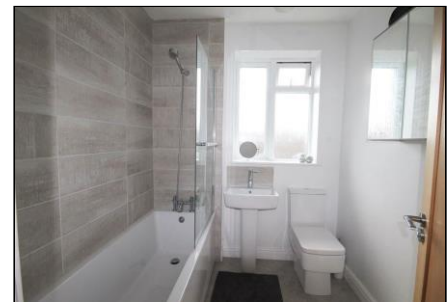
UPVC sealed unit double glazed window to rear, central heating radiator.

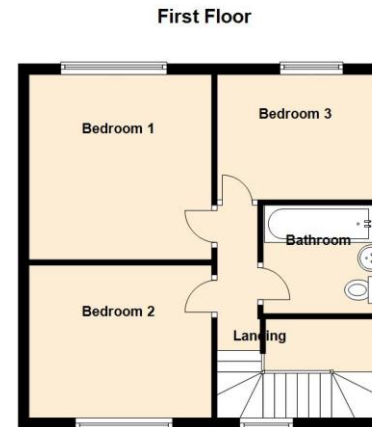
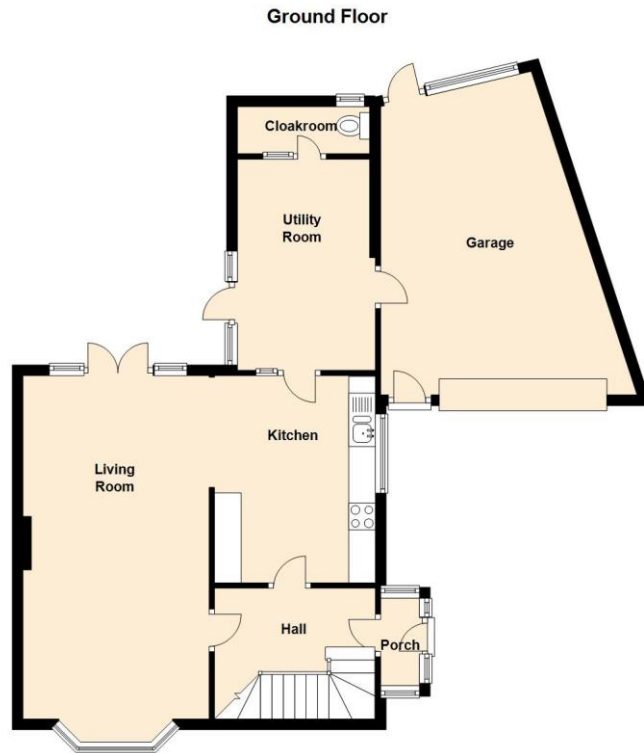
MODERN BATHROOM

Panelled bath with glazed screen and gravity fed shower mixer over, pedestal wash hand basin, close coupled WC, tiling to walls, chromium heated towel rail, obscure UPVC sealed unit double glazed window to side

OUTSIDE

The rear garden is offset and extends approximately 60 feet. There is a paved and gravelled patio area, additional gravelled seating area, timber garden shed, lawns with fenced boundaries and attractive shrubbery beds and borders.





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | 80 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

EPC Link:

<https://www.epcregister.com/searchReport.html?RRN=0003-2861-7143-9193-1125>

Viewing:

By appointment with Melvyn Danes on 0121 711 1712

Location:

Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along and take the third turning on the right onto Tanhouse Farm Road where the property will be found on the left 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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