

# Horton & Senate



99 Coverdale Road, Solihull, B92 7NR

Offers Over £350,000

- Move in Ready
- Modern Bathroom
- Lounge
- Utility Room
- Ensuite Shower Room
- Kitchen-Diner
- Large Drive
- Private Rear Garden

# 99 Coverdale Road, Solihull B92 7NR

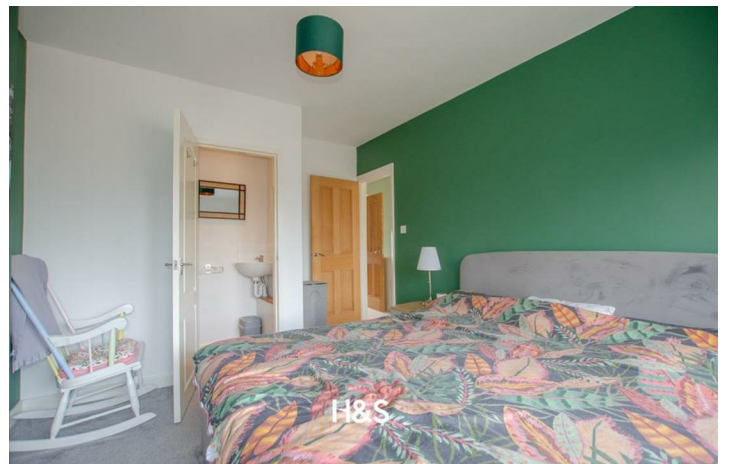
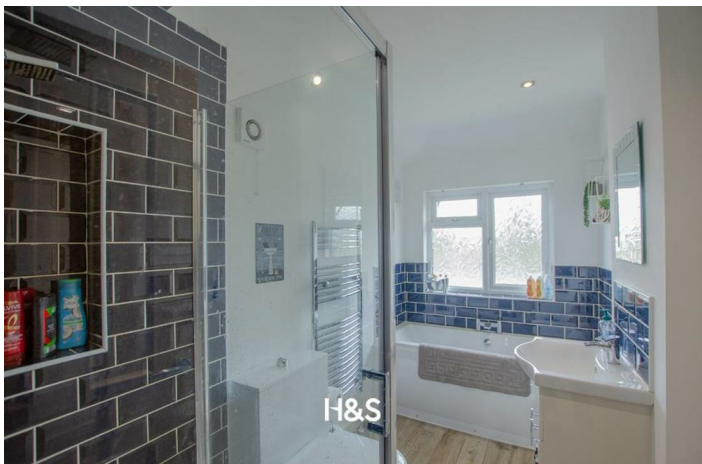
\*\*\*Unexpectedly back on the market\*\*\* An immaculate three bedroom semi detached property that is situated in a convenient location for shops, schools and transport links. The property boasts an ensuite, ground floor study, boarded loft, utility room and an open plan kitchen/diner.

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Council Tax Band:



## Description

### Approach

Approached via brick paved driveway with parking for two cars, an Astroturf lawn area leading to the front porch.

### Ground floor

#### Entrance hall

With doors leading to the ground floor rooms, a central radiator, a door to the ground floor WC and a door to the office

#### Office

There is a double glazed window to the front, central heating radiator, space for office furniture or could be utilised as a dining room.

#### Lounge

Has a large double glazed bay window to the front, a central heating radiator and spotlights to the ceiling

#### Guest wc

Wc and sink.

#### Open Plan Kitchen/Diner

The kitchen comprises of a range of wall and floor base units, with roll top work surface over incorporating an inset stainless steel sink with mixer tap and drainer and an electric hob with extractor hood over. There are integrated appliances to include a fridge freezer, oven, microwave and dishwasher. The dining area is perfect for a family with space for a table, space for a freestanding fridge freezer and stunning bifolds that open onto the rear garden.

#### Utility Room

Plumbing for a washing machine and space for a tumble drier

### First floor

#### Landing

There is a double glazed window to the side doors leading to the first floor rooms and a loft hatch with pull down ladder leading to a boarded loft which

has a Velux window.

#### Principle Bedroom

Large double bedroom with a double glazed window to the rear, a central heating radiator and a door leading to the ensuite shower room

#### Ensuite

Comprising of a single enclosed shower and a corner sink.

#### Bedroom Two

A double bedroom with a double glazed bay window to the front and a central heating radiator.

#### Bedroom Three

A single bedroom with a double glazed window and a central heating radiator.

#### Family bathroom

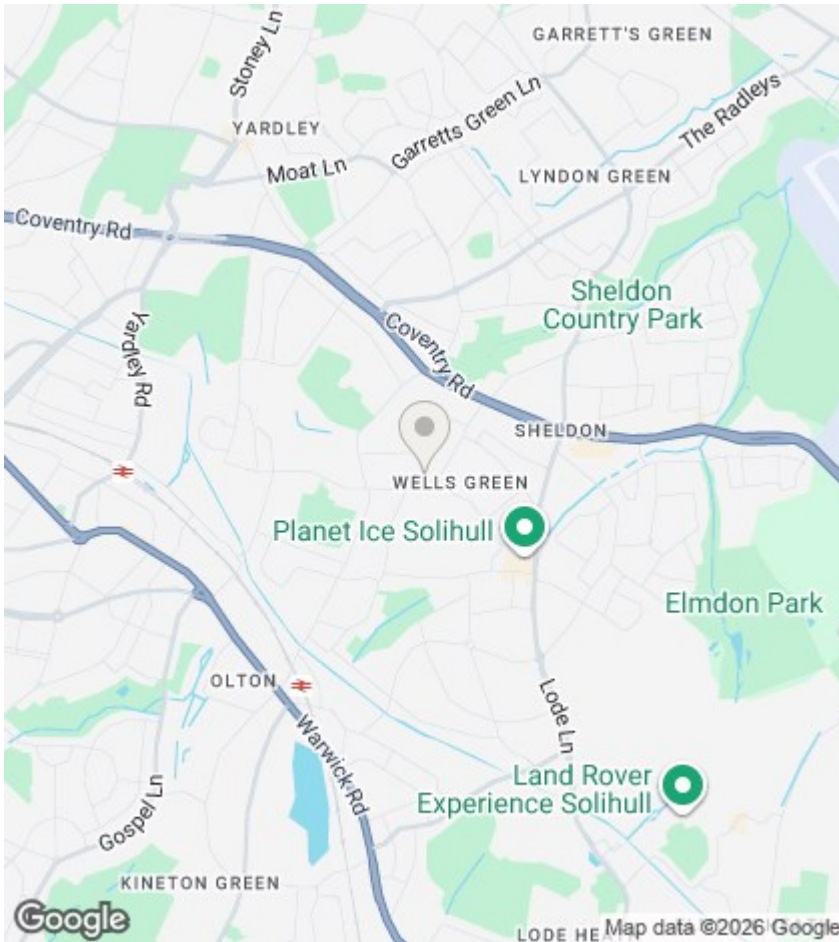
The bathroom suite comprises of a panelled bath with a sink with storage underneath a WC and a single enclosed shower cubicle. There is a double glazed window to the rear and a heated towel rail.

#### Rear Garden

The private rear garden has a raised decking area suitable for entertaining and children's play area which steps down to a lawn leading to a further rear patio with a decking area. There is space for a shed, fencing to boundaries and a gate to the rear going to the rear access.







## Directions

## Viewings

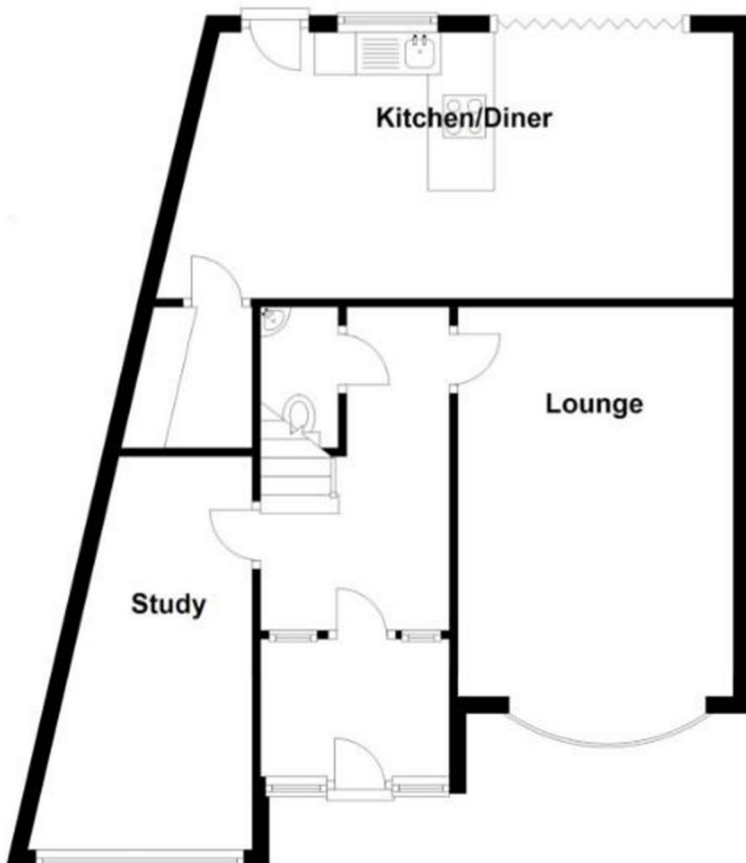
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

### Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



### First Floor

Approx. 44.5 sq. metres (478.5 sq. feet)

