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to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
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### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



## 60 Eden Road

**Solihull, B92 9DT**  
**Guide Price £440,000**

An extended and immaculately presented semi-detached house, built in 1955, offering a delightful blend of modern living and classic elegance. This exceptional property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location.

### FEATURES

**SCAN FOR MORE INFO**  
**SIZE** - 1296 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Max 1000Mbps  
Download Max 1800Mbps  
**MOBILE** - EE 02  
**EPC** - C - 71  
**PARKING** - For at least 4 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

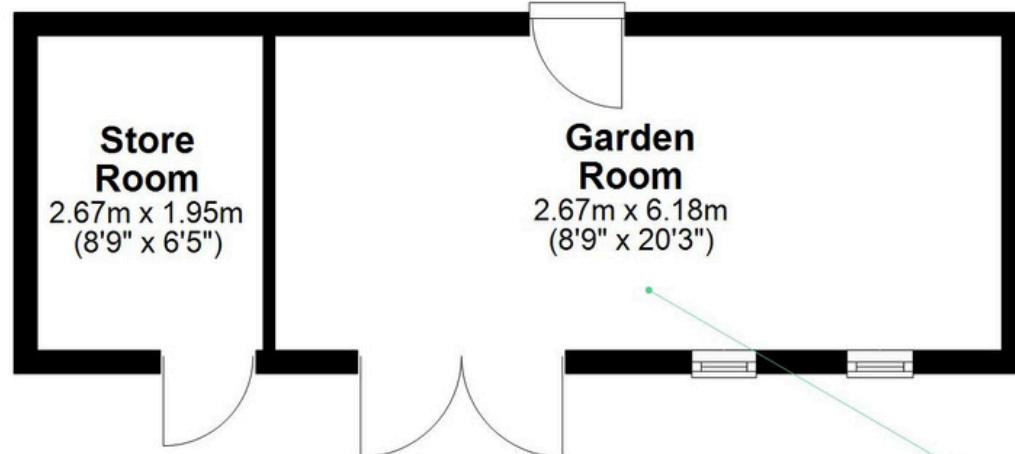
Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

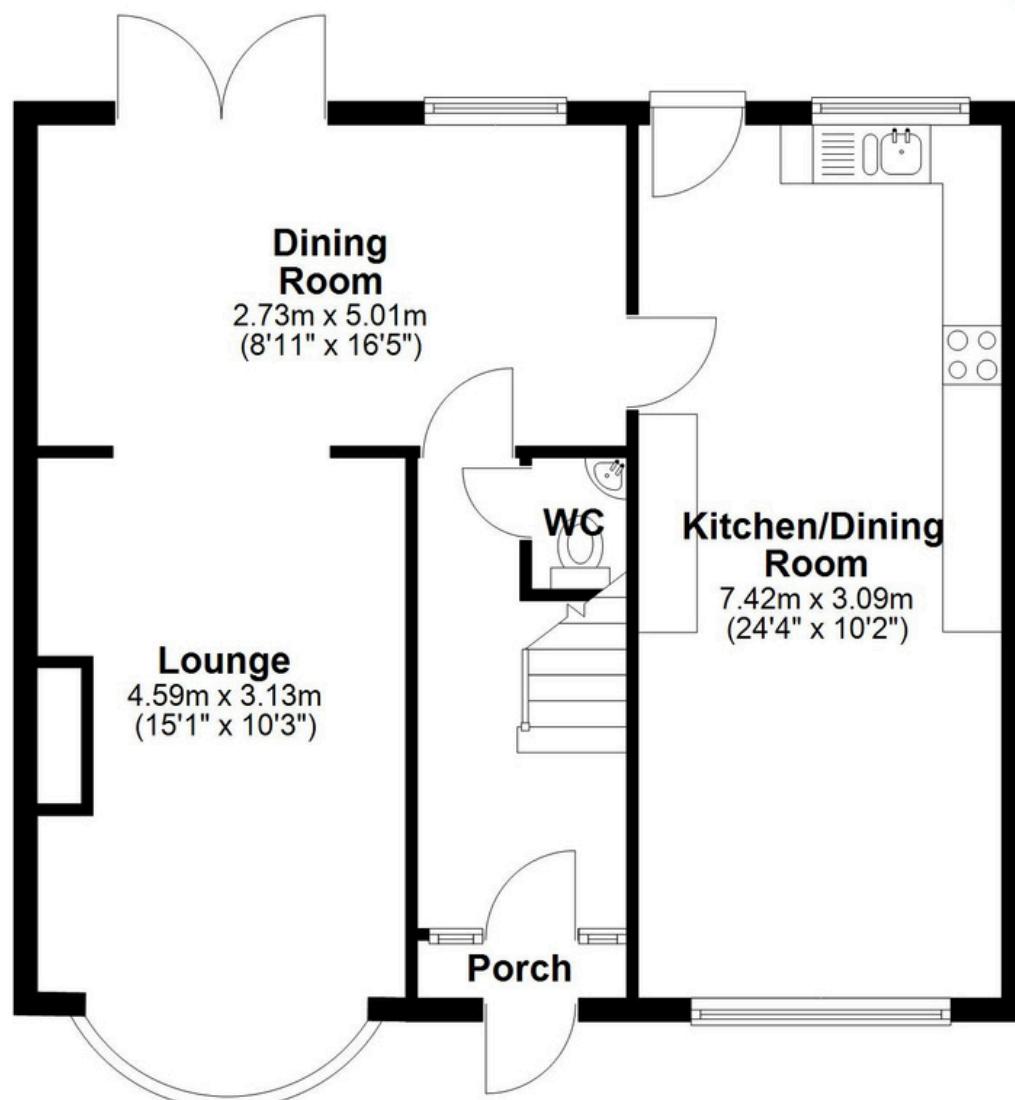
- Beautifully Presented Extended Semi-Detached Property
- Bright Lounge Leading to Dining Room
- Stunning Kitchen/Family Room with Integrated Appliances
- Principal Double Bedroom
- Three Good Sized Bedrooms with Wardrobes
- Fifth Single Bedroom/Dressing Room/Nursery
- Modern Shower Room
- Landscaped Garden with Garden Room/Bar
- Driveway Parking
- Convenient Location

## Ground Floor

Main area: approx. 61.3 sq. metres (659.3 sq. feet)  
Plus garden rooms, approx. 22.0 sq. metres (236.6 sq. feet)

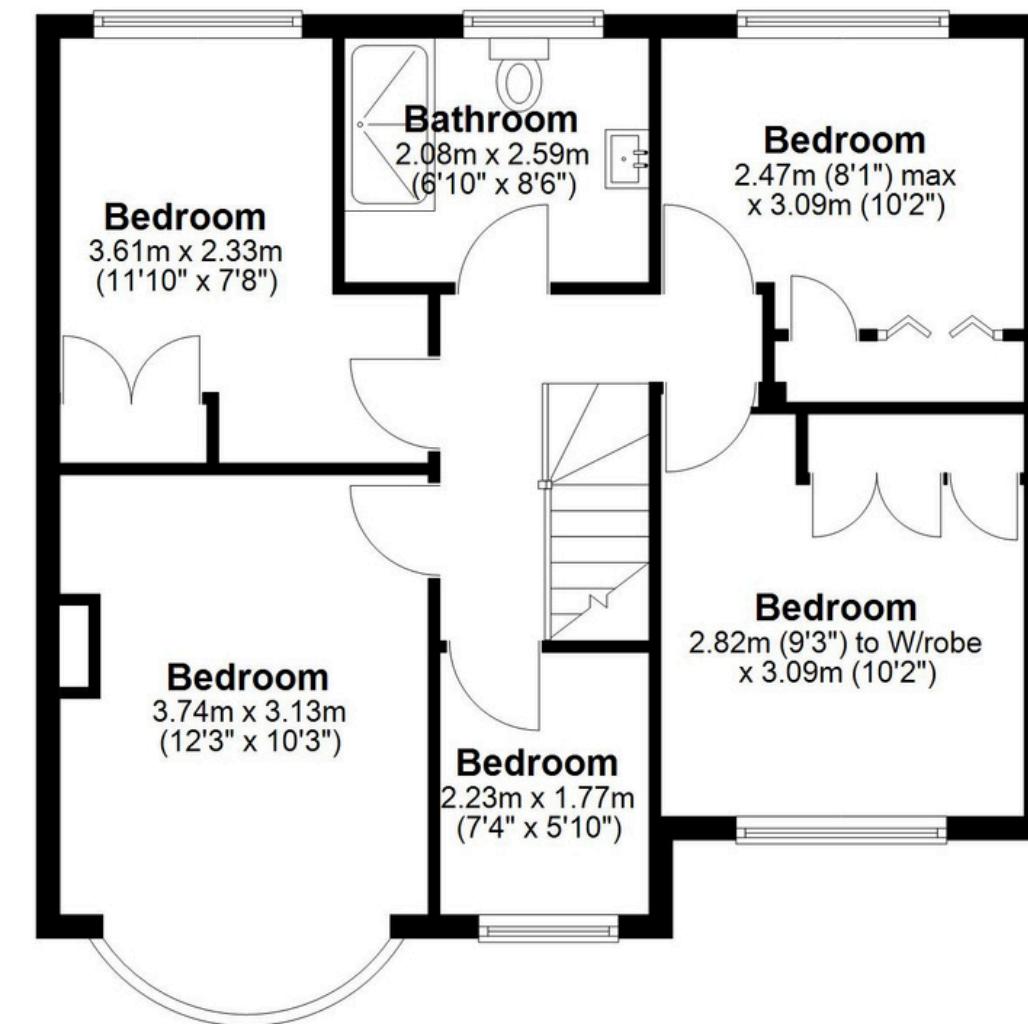


Garden Room,  
actual position not shown.



## First Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



Main area: Approx. 120.4 sq. metres (1296.1 sq. feet)

Plus garden rooms, approx. 22.0 sq. metres (236.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.