

Need a Mortgage in principle 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.  
0121 775 0101



**SCAN FOR MORE INFO**  
**SIZE** - 1192 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - C  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - EE - 87%, 3 - 82%, Vodafone - 82%, 02 - 80%  
**EPC** - TBC  
**PARKING** - Large Driveway  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## 63 Eden Road

Solihull, B92 9DS  
Offers in the Region of £500,000

Set on an elevated position on the desirable Eden Road in Solihull, this recently extended and refurbished semi-detached property offers a perfect blend of modern living and comfort. With four well-appointed bedrooms and two bathrooms, this home is ideal for families seeking space and convenience.

### FEATURES

- Extended & Refurbished Semi-Detached Property
- Living Room with Bay Window to Front
- Dining Room with Bi-Fold Doors to Garden
- Modern Fitted Breakfast Kitchen with Appliances
- Utility Room / Study Area
- Two Double Bedrooms & Third Single
- En-Suite & Family Bathroom
- Two Private Low Maintenance Gardens
- Ample Driveway Parking
- Convenient Location

Are you an investor interested in expanding your portfolio?

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



### 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.

### HTSPMD

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

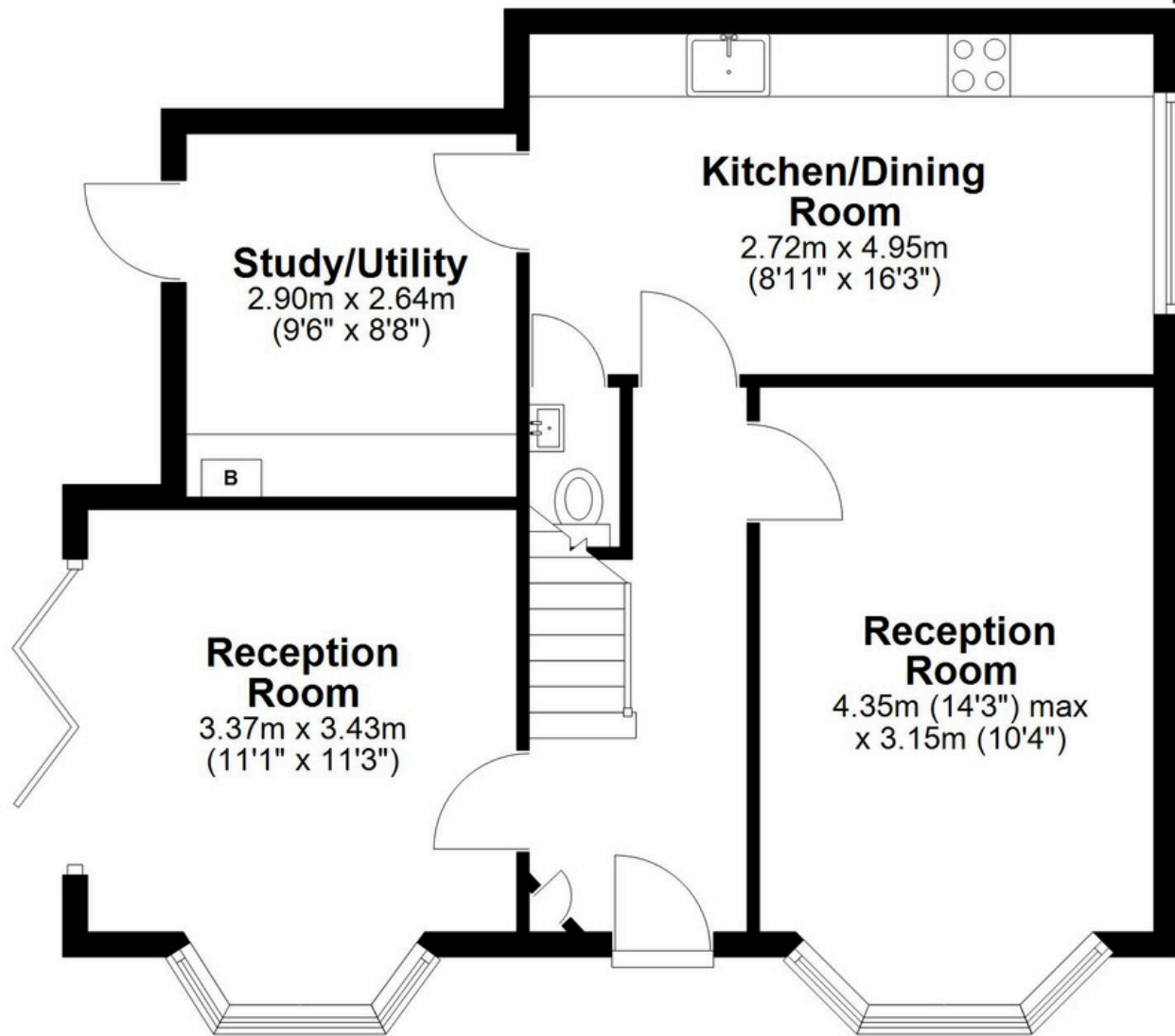
### The Mortgage Update

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

SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

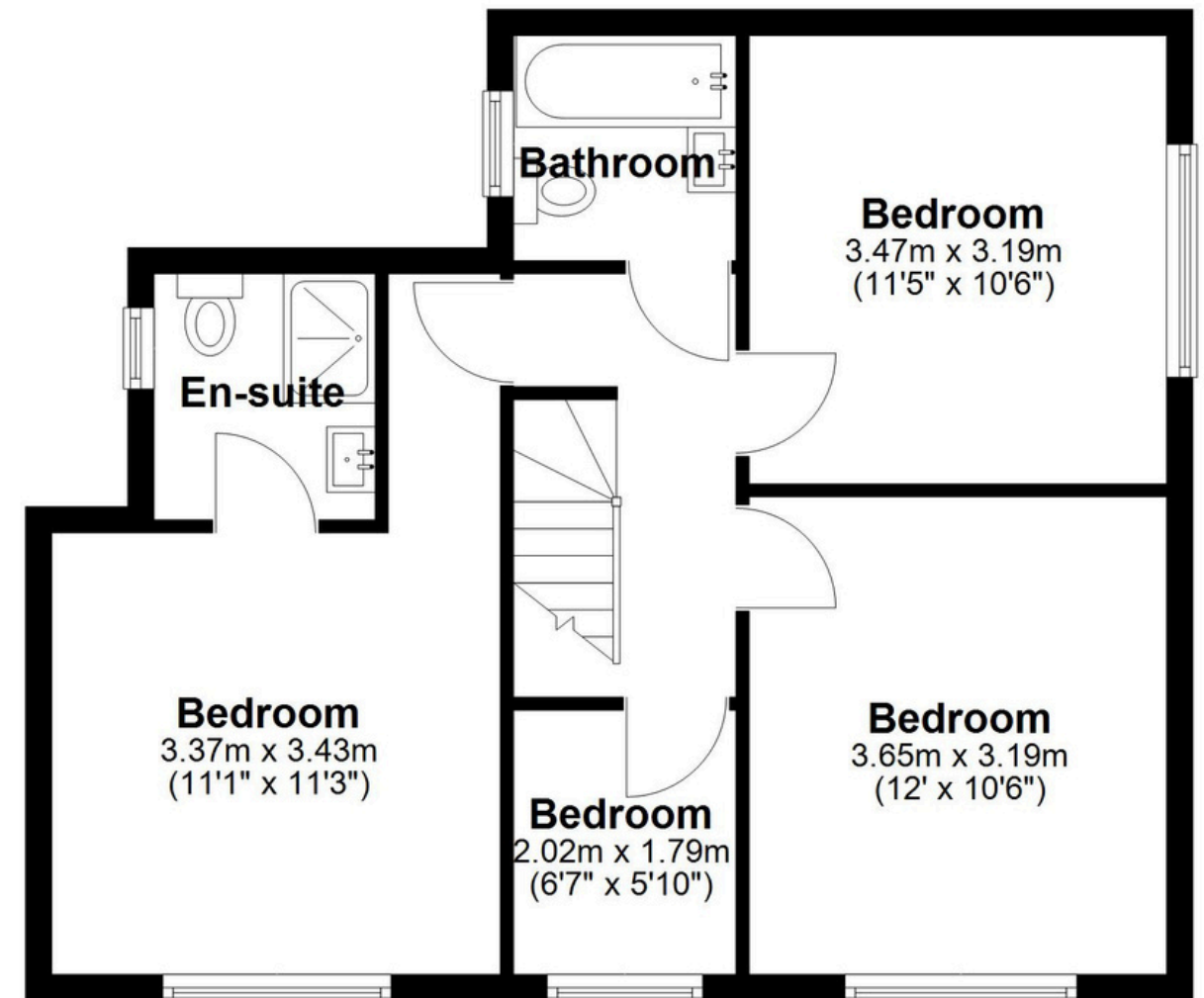
### Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 110.8 sq. metres (1192.4 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.