

**AP MORGAN**



**Hobs Moat Road, Solihull, West Midlands**  
Asking Price £325,000

**Features:**

- Great Central Location
- Three-Bedroom Semi-Detached Family Home
- Impeccably Refurbished Throughout
- Ample Off-Road Parking
- Extended Kitchen
- Guest Shower Room for Added Convenience
- Three Well-Proportioned Bedrooms
- Side Garage Converted into Utility

**Description:**

Situated in a popular location, this recently refurbished three-bedroom semi-detached home offers modern living in a convenient and sought-after area. Immaculately presented throughout, the property benefits from a converted garage into a utility room, a shower room, and an extended kitchen, providing ample space for family living and entertaining.

Approached via a spacious private driveway, the property offers excellent parking and access.

Inside, the interior briefly comprises an inviting entrance porch, a welcoming hall, a generous lounge/dining room, and a stylish, extended kitchen.

The converted garage has been thoughtfully transformed into a practical utility area with an additional shower room, enhancing the property's functionality.

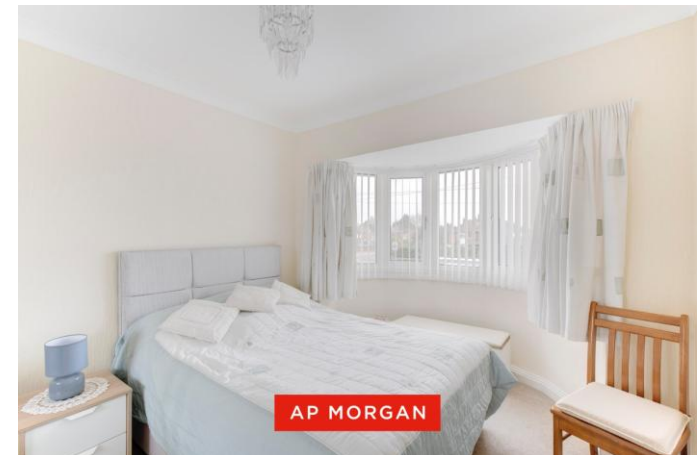
Moving outside, the property boasts an easily maintained rear garden, ideal for outdoor relaxation and social gatherings.

Located close to a variety of eateries, shops, and amenities, this home is also conveniently positioned for excellent transport links, making commuting straightforward.

In superb condition throughout, this fantastic property is ready for immediate occupation and perfect for modern family living.

**Details:**

Porch



**Hall**

**Lounge/Dining Room** 22'3" x 9'8" (6.78m x 2.95m)

**Kitchen** 14'2" x 13'1" (4.32m x 4m) Both Max

**Shower Room** 8'5" x 3'2" (2.57m x 0.97m)

**Utility Room** 4'11" x 6'6" (1.5m x 1.98m)

**Landing**

**Bedroom One** 9'7" x 9'8" (2.92m x 2.95m)

**Bedroom Two** 12'11" x 9'8" (3.94m x 2.95m)

**Bedroom Three** 8'1" x 5'9" (2.46m x 1.75m)

**Shower Room** 7'6" x 5'7" (2.29m x 1.7m)



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

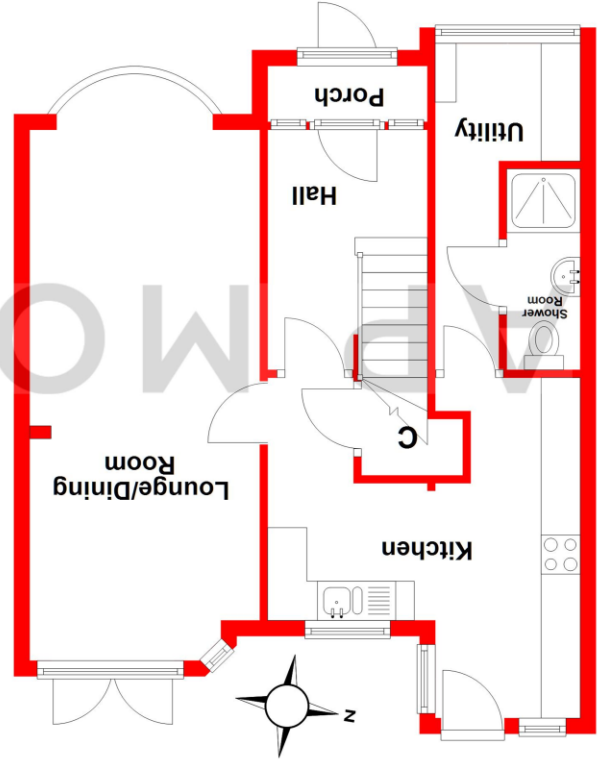
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

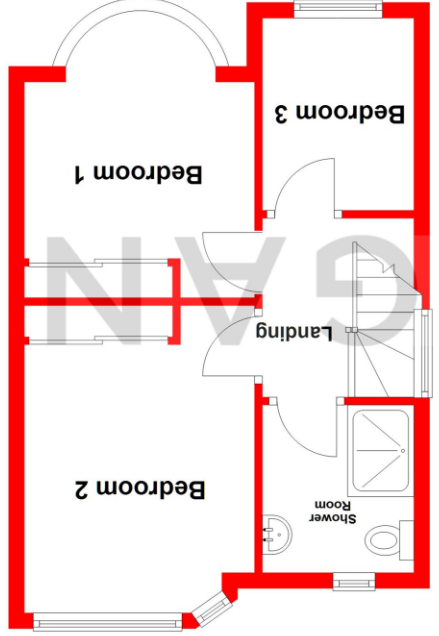
### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor  
Approx. 51.9 sq. metres (558.6 sq. feet)



First Floor  
Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 86.0 sq. metres (926.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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