

**AP MORGAN**



**Hobs Moat Road, Solihull**  
Asking Price £375,000

**Features:**

- Great Central Location
- Three-Bedroom Semi-Detached Family Home
- Impeccably Refurbished Throughout
- Underfloor Heating
- Ample Off-Road Parking
- Extended to the Rear
- Guest WC for Added Convenience
- Three Well-Proportioned Bedrooms

**Description:**

Thoughtfully extended to the rear and recently refurbished throughout, this stunning three-bedroom semi-detached home offers modern comfort in a highly sought-after location.

Benefitting from a side garage and underfloor heating on the lower level, this property combines practicality with contemporary style, making it ideal for family living.

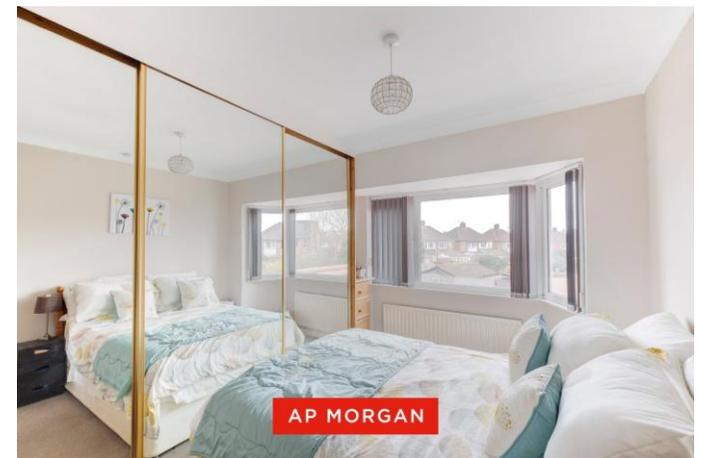
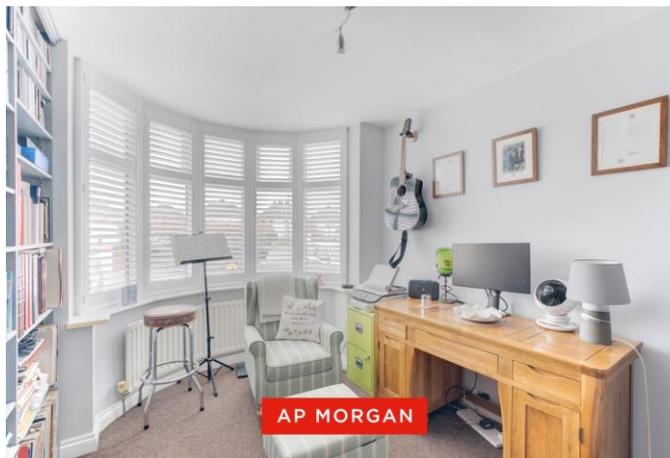
Approached via a spacious private driveway, the property provides excellent parking and access.

Inside, the interior briefly comprises an inviting porch, a welcoming hall, a spacious lounge/dining room, a stylish kitchen, and a versatile office space.

Moving outside, the easily maintained rear garden offers a tranquil outdoor space, ideal for outdoor dining and leisure. The garden also features a large, insulated garden room, perfect for relaxing or entertaining.

Located close to a variety of eateries, shops, and amenities, this home is also conveniently positioned for excellent transport links, ensuring easy access to surrounding areas.

In superb condition throughout, this beautifully extended and refurbished property is ready to move in and enjoy.



**Details:**

**Porch**

**Hall**

**Office** 9'6" x 9'5" (2.9m x 2.87m)

**Kitchen** 12'5" x 15'7" (3.78m x 4.75m)

**Lounge/Diner** 12'11" x 17'11" (3.94m x 5.46m)

**Garage** 22'11" x 8'8" (6.99m x 2.64m)

**Landing**

**Bedroom One** 13'1" x 9'5" (4m x 2.87m)

**Bedroom Two** 9'6" x 9'5" (2.9m x 2.87m)

**Bedroom Three** 8'2" x 5'10" (2.5m x 1.78m)

**Shower Room** 7'4" x 5'7" (2.24m x 1.7m)



**EPC Rating:** To be confirmed

**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?

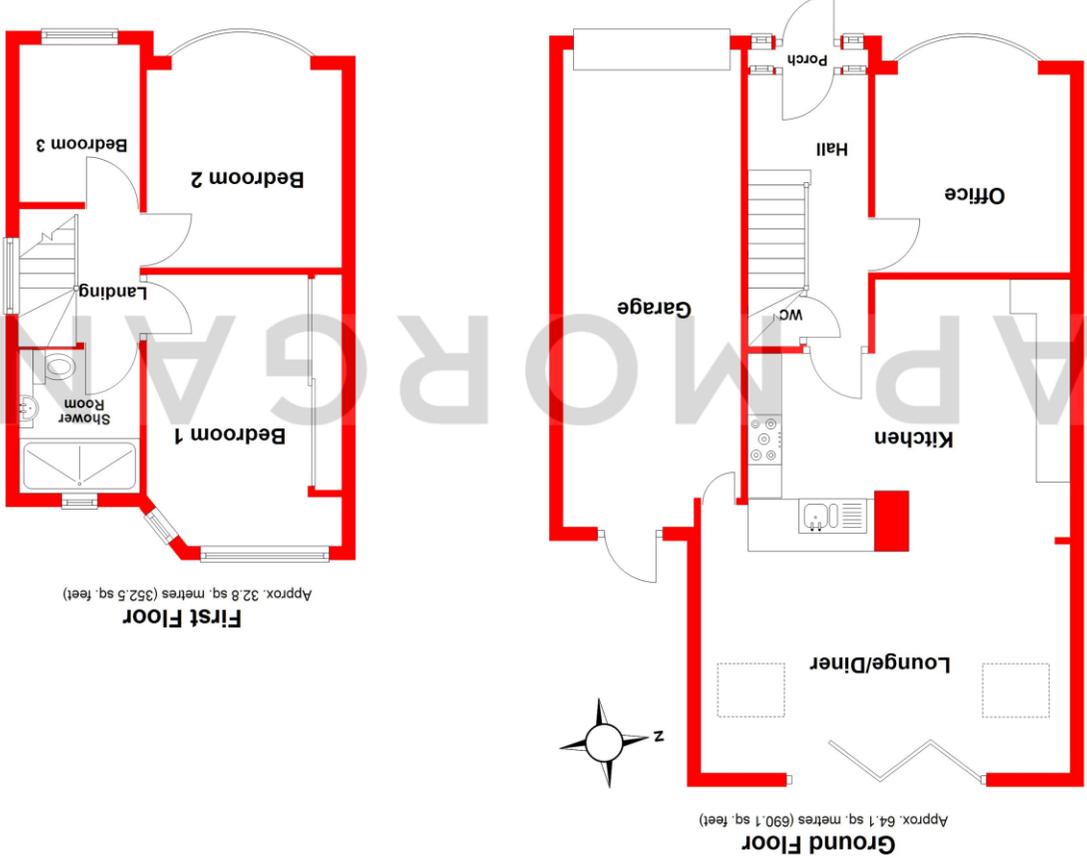
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £39 + 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.



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