



68 Valley Road, Solihull B92 9AX

www.simonburthomes.co.uk

£250,000

Key Features

Entrance Porch / Reception Hall
Through Lounge with Feature Remote
Controlled Gas Fire
Re-Fitted Kitchen
First Floor Landing giving access to the Fully
Boarded Loft Space
Three Bedrooms
Re-Fitted Bathroom with a Separate Shower
Gas Central Heating / Double Glazing
Cavity Wall Insulation
Air Conditioning to the Through Lounge and
Two Bedrooms
Side Garage with Utility Area
Established Rear Garden with Decked
Patio Area
Remote Controlled Mood Lighting and
Remote Controlled Sun/Rain Canopy

68 Valley Road is a tastefully presented,
much improved, traditional, three
bedroomed, semi detached family home,
occupying an excellent corner plot with in-
and-out driveway parking in this highly
popular residential area.

Tenure

We have been advised that the property is
FREEHOLD. However, you should check this
with your legal advisor before exchanging
contracts.

Vendor's Comments

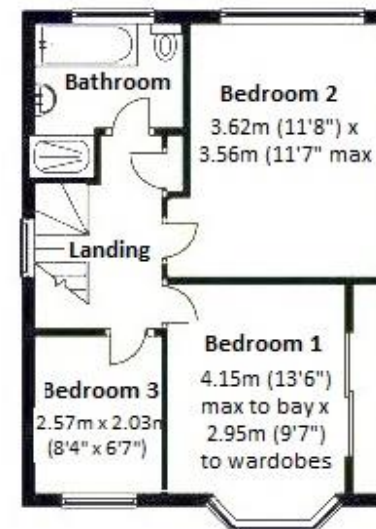
This house has been our home for over 15
years. We have been so happy here and
enjoyed creating a practical, comfortable,
safe home. With schools, shops, restaurants
and a beautiful park within walking distance
and a bus stop to Solihull on our doorstep, it
has proved to have everything at our
convenience.

We have enjoyed many family parties in the
garden, relaxing on the decking with the
bonus of a remote control canopy for the
odd shower or shade. During winter, we
have benefited from the underfloor heating
in the bathroom for those chilly mornings
and our all-time favourite feature of our
remote control gas fire. We wish we could
take it with us, unfortunately not, so it leaves
the new owners to enjoy it just as much as
we have.

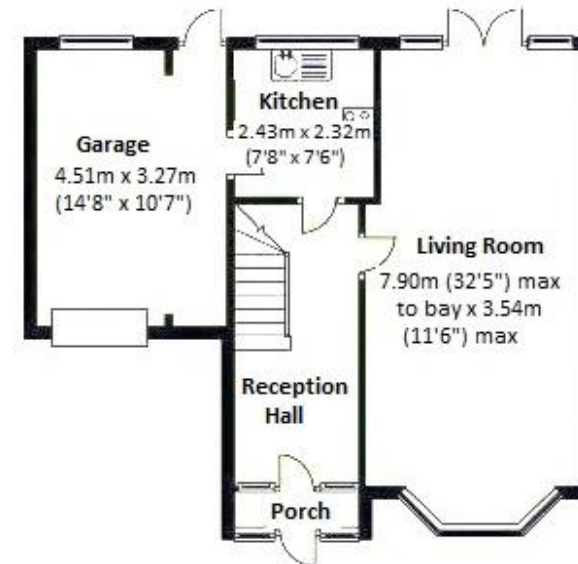
The in/out driveway provides more than
enough parking, especially for visitors and
ensures no issues of who leaves for work first!

We will be so sad to leave our family home
and wish we could just pick it up and take it
with us on our new venture. No such luck!
We are certain that the new owners will
enjoy it as much as we have and build
many memories here.

First Floor

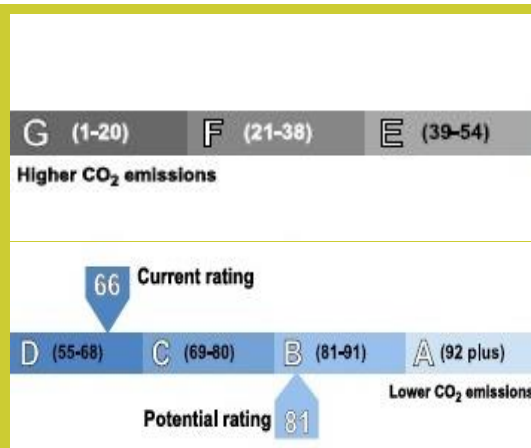
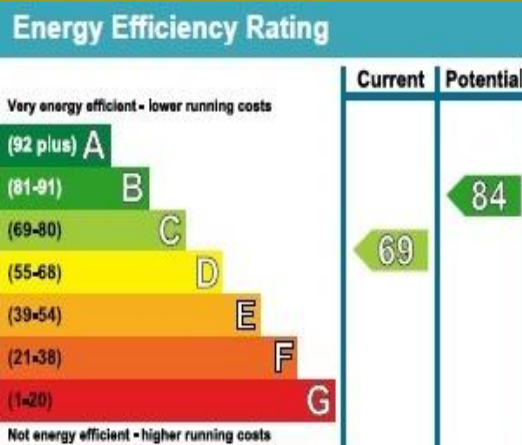


Ground Floor



Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



These particulars do not constitute part or all of an offer or contract.
The measurements indicated are supplied for guidance only and as such must be considered incorrect.
Potential buyers are advised to recheck the measurements before committing to any expense.
Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the
buyer's interests to check the working condition of any appliances.
Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain
verification from their solicitor.

