



12 Ringswood Road, Solihull B92 7NH

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£180,000

## Key Features

Reception Hall  
 Living Room  
 Re-Fitted Dining Kitchen  
 Two Bedrooms  
 Re-Fitted Bathroom  
 Gas Central Heating / Double Glazing  
 Driveway Parking  
 Private Rear Garden

12 Ringswood Road is a much improved, tastefully presented, two bedroomed, end town house residence, conveniently situated in a quiet cul-de-sac within this 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

We bought this house as first time buyers in 2010 with it needing quite a bit of work and updating. We have gradually got the house to how we want it by installing a new kitchen and bathroom as well as decorating throughout.

With Twin girls arriving in July 2015, we have outgrown the house a lot quicker than anticipated and now need something with a third bedroom.

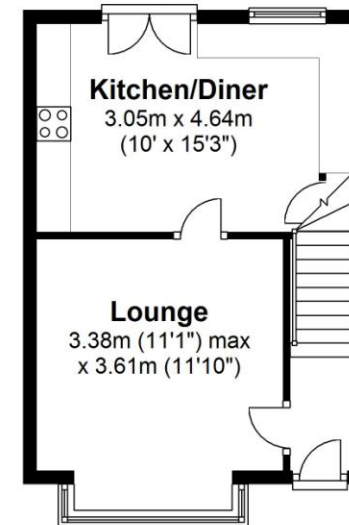
We are really sad to be leaving as we have been very happy here. We love the house and the large garden, the quiet cul-de-sac and we have always got on well with the neighbours.

## Local Authority

Solihull Metropolitan Borough Council

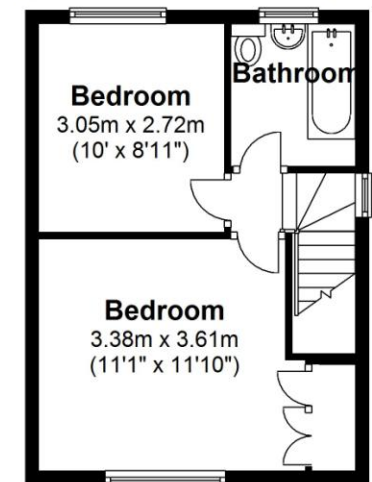
## Ground Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



## First Floor

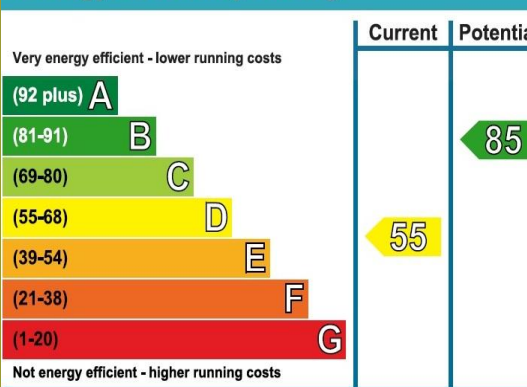
Approx. 30.3 sq. metres (326.1 sq. feet)



## Viewing Arrangements

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

## Energy Efficiency Rating



Current rating **50**

**G (1-20)** **F (21-38)** **E (39-54)**

Higher CO<sub>2</sub> emissions

**D (55-68)** **C (69-80)** **B (81-91)** **A (92 plus)**

Potential rating **84**

Lower CO<sub>2</sub> emissions

Total area: approx. 61.3 sq. metres (659.3 sq. feet)

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.



