



9 Moat Lane, Solihull B91 2LN

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£190,000

Key Features

Reception Hall / Lounge
Dining Kitchen
Large Conservatory
Two Bedrooms / Bathroom
Gas Central Heating / Double Glazing
Driveway Parking for Two Cars
Rear Garden with Powered Timber Outbuildings

9 Moat Lane is an attractive, elevated, traditional, two bedroom, semi detached home, conveniently situated within a short walking distance of Solihull town centre within this highly regarded area.

Tenure

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

Local Schools

Yew Tree Infant and Primary School
Damson Wood Nursery & Infant School
Coppice Junior School
Greswold Primary School
Lode Heath School

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

My husband and I have lived on Moat Lane for nearly 10 years and we love the house and the location. We are within walking distance of our local church, town centre, doctor, dentist, school and hospital and I can cycle to work at Birmingham Airport in only 15 minutes.

We love the house and have spent time making changes since we have been here. We put up the conservatory which is amazing in the summer; with the rear of the house being south facing it is an absolute sun trap and as it is centrally heated it also serves us well in the winter.

The garden is always a surprise to everyone who visits as, from the front of the house, you never would have guessed how far back our outside space extends.

The living room is our favourite room with its built in projector, drop down screen, surround sound and log burner, it's so warm and cosy in the winter. The bedrooms are spacious and airy and the house itself is a perfect size for the two of us.

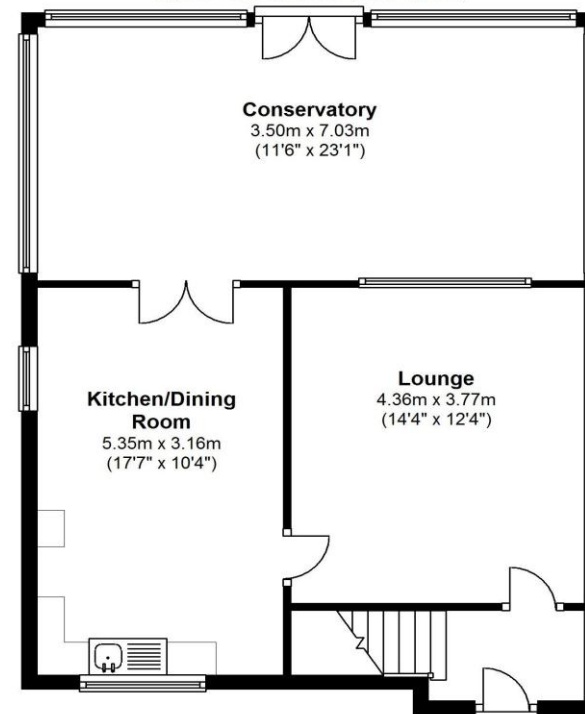
We are only reluctantly moving because I started a rabbit rescue 6 years ago called Fat Fluffs and it has grown in size to the point where we need more outdoor space to accommodate all the rabbits, volunteers and equipment. If you come round to have a look you will be obliged to say hello to the rabbits and see the potential of the large barn they currently live in at the top end of the garden as well as all the extra shed space.

Viewing Arrangements

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

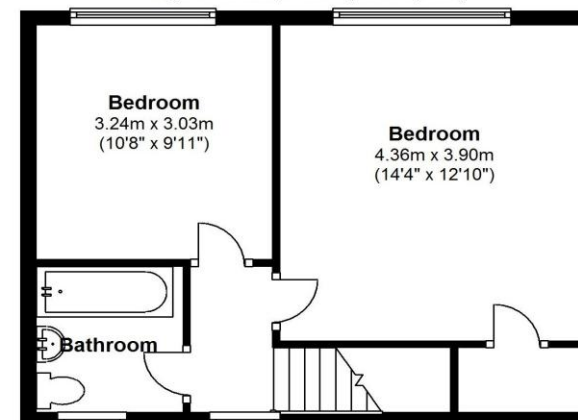
Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 101.2 sq. metres (1089.7 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.

Energy Efficiency Rating

