



**DM&Co.**  
— SALES & LETTINGS —

**78 Willow Road  
Solihull, B91 1UH**

An amazing opportunity for someone looking for a project! The property is situated on a popular road in Solihull and would make a fantastic family home once renovated. Offered with no upward chain.



## DETAILS

78 Willow Road has so much potential to renovate and extend (STPP) and for someone to make it their forever home.

A double glazed porch opens into the entrance hallway with the lounge situated to your right as you enter which has a curved bay window and electric fire. The dining room also has an electric fire plus a French door to the garden. With retro orange coloured units, the kitchen has plumbing for washing machine and gas pipes for cooker. The kitchen and dining room are ripe for conversion into an open plan breakfast kitchen (STPP).

To the first floor there are two double bedrooms, a third single and the family bathroom.



## OUTSIDE

The property has tandem length parking leading up to the single garage along with a small lawned fore garden. Whilst to the rear, the garden will require vision as it needs cutting back and landscaping.



## GENERAL INFORMATION

**Planning Permission & Building Regulations:** It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**Tenure:** Freehold.

**Services:** All mains services are connected to the property. There is no central heating at the property. However, it is advised that you confirm this at point of offer.

**Local Authority:** Solihull Metropolitan Borough Council.

**Council Tax Band:** D.

## OTHER SERVICES

DM & Co. Homes are pleased to offer the following services:-

**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## FEATURES

- Requiring Modernisation
- Fabulous Potential
- No Upward Chain
- Lounge
- Dining Room
- Kitchen
- Two Double Bedrooms
- Third Single Bedroom
- Bathroom
- Rear Garden

## SIZE

Total - 1093.50 sq ft

## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

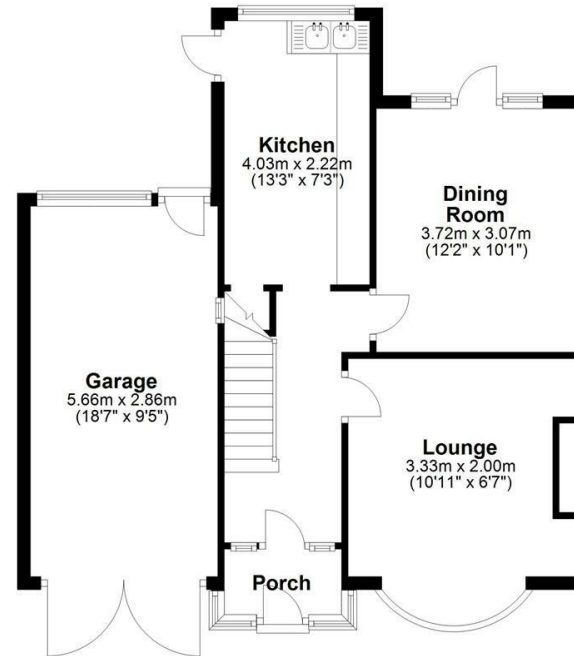
📞 0121 775 0101 Option 1.

@ sales@dmandcohomes.co.uk

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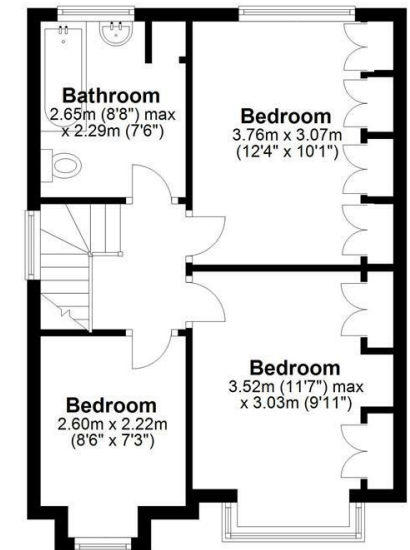
### Ground Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 101.6 sq. metres (1093.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area and are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	