



smarthomes

Shalford Road

Solihull, West Midlands, B92 7NF

- A Beautifully Presented Mid-Terrace Home
- Three Bedrooms
- Attractive Lounge & Dining Kitchen
- Good Size Rear Garden Backing On To Open Park Land

£219,950

EPC Rating '65'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to gated side access and attractive entrance door with glazed panels leading through to



Entrance Hallway

With stairs leading to the first floor accommodation, ceiling light point, wood effect flooring and door leading into

Attractive Lounge to Front

11' 8" max x 12' 7" max (3.56m x 3.84m) With double glazed bay window to front elevation, radiator with decorative cover, wood effect flooring, wall mounted thermostat, feature tiled fireplace with floating wooden mantle and door leading into



Dining Kitchen to Rear

13' 8" x 9' 7" (4.17m x 2.92m) Being fitted with a modern range of high gloss fronted wall, drawer and base units, concealed under-cupboard lighting, complimentary work surfaces with matching up-stands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over and feature backsplash, inset electric oven, housing for eye-level microwave, space and plumbing for washing machine, wood effect flooring, double glazed window to rear, double glazed door with further window to side leading to the rear garden, two ceiling light points, radiator and door to useful storage cupboard/walk-in larder



Accommodation on the First Floor

Landing

With access to loft space, ceiling light point and doors leading off to



Bedroom One to Front

8' 8" x 10' 6" (2.64m x 3.2m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

9' 7" x 8' 0" (2.92m x 2.44m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

9' 5" x 7' 8" (2.87m x 2.34m) With two double glazed windows to front elevation, radiator, built-in wardrobes and ceiling light point

Family Bathroom to Rear

6' 7" x 6' 0" (2.01m x 1.83m) Being fitted with a three piece white suite comprising panelled bath with Triton electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, ladder style radiator, tiling to water prone areas and laminate flooring



Good Size Rear Garden

Overlooking parkland to the rear and being mainly laid to lawn with paved patio, retaining brick wall, fencing to boundaries, mature trees, gated side access and hardstanding for timber shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC