



smarthomes

Maywell Drive

Solihull, West Midlands, B92 0PR

- A Well Presented Modern Semi Detached Home
- Two Double Bedrooms
- Re-Fitted Kitchen & Family Bathroom
- No Upward Chain

£268,950

EPC Rating '73'





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 stands back from the road behind a block paved driveway providing off road parking extending to up and over garage door, door to storage/bin-store and UPVC front door leading through to



Reception Hallway

With radiator, stairs leading to the first floor accommodation and doors leading off to

Re-Fitted Kitchen to Front

10' 0" x 5' 4" (3.05m x 1.63m) Being re-fitted with a range of wall, drawer and base units, complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with stainless steel splashback and extractor over, inset electric oven, space and plumbing for dishwasher or washing machine, space for fridge and freezer, laminate flooring and double glazed window to front elevation



Attractive Lounge Diner to Rear

16' 6" x 12' 0" (5.03m x 3.66m) With laminate flooring, two ceiling light points, coving to ceiling, radiator, useful built-in under-stairs storage cupboard and double glazed French doors leading to the rear garden



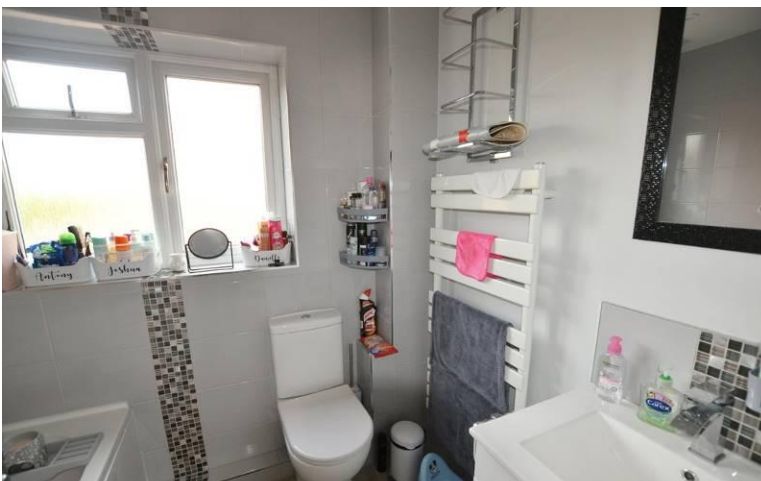
Accommodation on the First Floor

Landing

With ceiling light point, access to fully boarded loft space with lights via drop down ladder, ceiling light point, built-in airing/storage cupboard and doors leading off to

Bedroom One to Rear

11' 6" x 8' 4" (3.51 m x 2.54m) With useful built-in wardrobe/storage, radiator, ceiling light point and double glazed window overlooking the rear garden



Bedroom Two to Front

11' 7" x 8' 7" (3.53m x 2.62m) With two double glazed windows to front elevation, built-in wardrobe/storage cupboard, radiator and ceiling light point



Modern Re-Fitted Family Bathroom

Being re-fitted with a modern three piece white suite comprising panelled bath with shower over, low flush WC and vanity wash hand basin, obscure double glazed window, tiling to walls, ladder style radiator, laminate flooring and extractor fan

Pleasant Rear Garden

With paved patio, raised shaped lawn area, borders, fencing to boundaries and part glazed door to garage



Garage

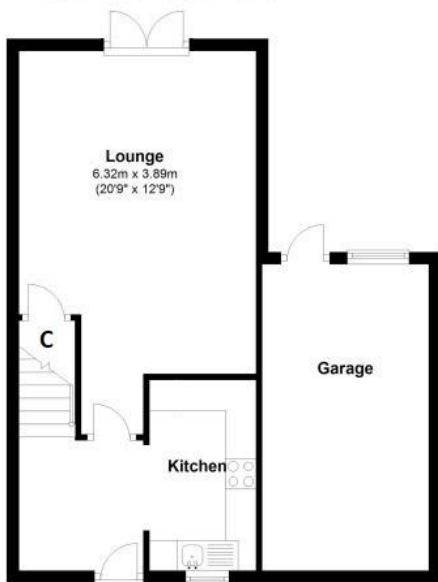
17' 0" x 7' 8" (5.18m x 2.34m) With up and over garage door to driveway, useful loft storage space, door to garden, power points and space and plumbing for washing machine

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.

Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 80.9 sq. metres (871.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements