



smarthomes

Howard Road

Solihull, West Midlands, B92 7LE

- A Well Presented Semi Detached Property
- Two Double Bedrooms
- Dining Kitchen
- Tenant In Situ & No Upward Chain

£220,000

EPC Rating '57'





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 for several vehicles extending to entrance door leading through to

Entrance Hall

With stairs leading to the first floor accommodation, obscure double glazed window to front, ceiling light point and doors leading off to



Lounge to Front

12' 7" into bay x 11' 6" (3.84m x 3.51m)
With feature gas fireplace, radiator, double glazed bay window to front elevation and ceiling light point



Dining Kitchen to Rear

17' 10" max x 13' 4" max (5.44m x 4.06m)
Being fitted with a range of wall, drawer and base units incorporating pan drawers and wine rack, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye level electric oven, integrated washing machine and fridge freezer, breakfast bar area, tiled flooring, spot lights to ceiling, double glazed bay incorporating door to rear garden, double glazed window to rear, radiator and useful walk-in under-stairs storage area



Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to



Bedroom One to Front

12' 7" max x 10' 4" (3.84m x 3.15m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 5" x 8' 9" (3.48m x 2.67m) With double glazed window to rear elevation, radiator, built-in wardrobe, storage cupboard and shelving and ceiling light point

Family Bathroom

5' 8" x 5' 9" (1.73m x 1.75m) Being fitted with a three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to water prone areas, ceiling light point and radiator

Rear Garden

Being mainly laid to lawn with fencing to boundaries and shrub borders

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			
(69-80) C			
(55-68) D		57	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

