



smarthomes

## Fernhill Road

Solihull, B92 7RU

- A Beautifully Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted and Extended Kitchen/Diner/Family Room
- Re-Fitted Family Bathroom

**£324,950**

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 edged tarmac driveway providing off road parking with low level fencing to side boundaries and a double glazed front door leading into



### **Porch**

With laminate flooring and a further double glazed door leading into

### **Entrance Hallway**

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation with under stairs storage and door leading off to

### **Lounge to Front**

15' 1" x 12' 10" (4.6m x 3.91m) With UPVC double glazed bay window to front elevation, feature electric fire, wall mounted radiator and ceiling light point



### **Extended Re-fitted Kitchen/Diner/Family Room**

16' 7" x 15' 6" (5.05m x 4.72m) Being beautifully re-fitted with a range of wall, base and drawer units with a wood block work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Central island incorporating a gas hob with extractor hood over, integrated double oven, integrated fridge/freezer, integrated dishwasher and space and plumbing for washing machine. Laminate flooring, radiator, ceiling spot lights, double glazed French doors with matching side windows to the rear garden and door to



### **Snug/Office to Rear**

9' 5" x 8' 1" max (2.87m x 2.46m max) With two double glazed windows to rear elevation, radiator and ceiling light point

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Tiling to splash back areas and floor, radiator and ceiling light point



### **Side Storage Area**

17' x 4' (5.18m x 1.22m) With double glazed doors to front aspect and a further double glazed door leading to

### **Further Storage Area**

4' 8" x 3' 8" (1.42m x 1.12m)

### **Landing**

With a radiator, airing cupboard housing a wall mounted gas central heating boiler, obscure UPVC window to side, loft access and door to

### Bedroom One to Front

15' 4" x 10' 8" (4.67m x 3.25m) With double glazed window to front elevation, built in storage, radiator and ceiling light point

### Bedroom Two to Rear

10' 8" x 8' 10" (3.25m x 2.69m) With double glazed window to rear elevation, built in storage, radiator and ceiling light point

### Bedroom Three to Front

8' 10" x 8' (2.69m x 2.44m) With double glazed window to front elevation, built in storage, radiator and ceiling light point

### Re-Fitted Family Bathroom to Rear

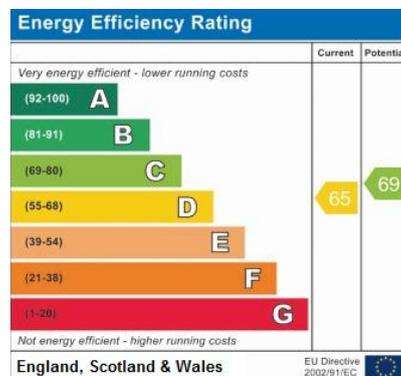
7' 10" x 5' 5" (2.39m x 1.65m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, ceiling spot lights and two obscure double glazed windows to the rear elevation

### Landscaped Rear Garden

With a paved patio area with feature raised beds, steps leading up to a further block paved patio area with planted shrubs and railway sleeper edging, feature stone wall, rockers, laid lawn area, panelled fencing to boundaries and large timber storage shed/workshop

### 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



316 Stratford Road  
Shirley  
Soliuhull  
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