



smarthomes

## Limbury Grove

Solihull, West Midlands, B92 0PW

- An Immaculately Presented Mid-Terrace Family Home
- Three Bedrooms
- Open Plan Re-Fitted Kitchen/Diner
- Home Office/Playroom

**£250,000**

EPC Rating '70'







## Property Description

Situated in a popular location with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There is easy access to Solihull Town Centre where there is an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store. There are local shops situated on Yew Tree Lane and Damson Lane and there are well regarded schools in the area, the property currently falls within Lode Heath Senior School catchment.

The property is set back from the road behind a block paved driveway providing off road parking with slate chipped and shrub borders and a UPVC double glazed door leading into



### **Porch**

With spotlights to ceiling and an obscure double glazed door to

### **Entrance Hallway**

With ceiling light point, radiator, laminate floor, stairs leading to the first floor accommodation and glazed door leading off to

### **Lounge to Front**

15' 12" x 3' (4.88m x 0.91m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, feature electric fire with marble effect hearth and backdrop and wooden mantle and access to



### **Re-Fitted Kitchen/Diner to Rear**

15' 8" x 9' 9" (4.78m x 2.97m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level oven and grill, integrated microwave, space and plumbing for washing machine and slimline dishwasher, tiling to splash back areas, radiator, plinth heater/cooler, ceiling light points, laminate flooring, double glazed window to the rear aspect and archway to



### **Utility Area**

5' 10" x 5' 3" (1.78m x 1.6m) With laminate flooring, an obscure double glazed door leading to garden, fitted eye level and bas units, ceiling light point and glazed door to

### **Home Office/Playroom to Rear**

10' 3" x 9' 1" (3.12m x 2.77m) With UPVC double glazed window to rear elevation, wall mounted radiator, laminate flooring and wall and ceiling light points



### **Landing**

With a ceiling light point, airing cupboard and door to

### **Bedroom One to Front**

12' 3" x 8' 11" (3.73m x 2.72m) With double glazed window to front elevation, radiator and ceiling light point





### Bedroom Two to Rear

12' 4" x 7' 8" (3.76m x 2.34m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

7' 7" x 6' 6" (2.31m x 1.98m) With double glazed window to front elevation, laminate flooring, over stairs storage cupboard, radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with electric shower over and a vanity wash hand basin. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



### Separate W.C

Fitted with a low flush W.C, obscure double glazed window to rear and ceiling light point

### Rear Garden

Being paved for ease of maintenance with shrubbed borders, gated rear access and panelled fencing to boundaries

### 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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 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/tenants are advised to recheck the measurements