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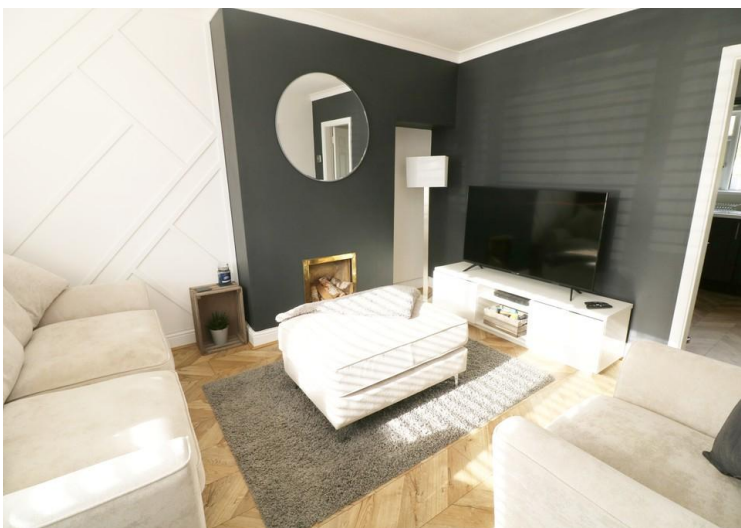
Shalford Road

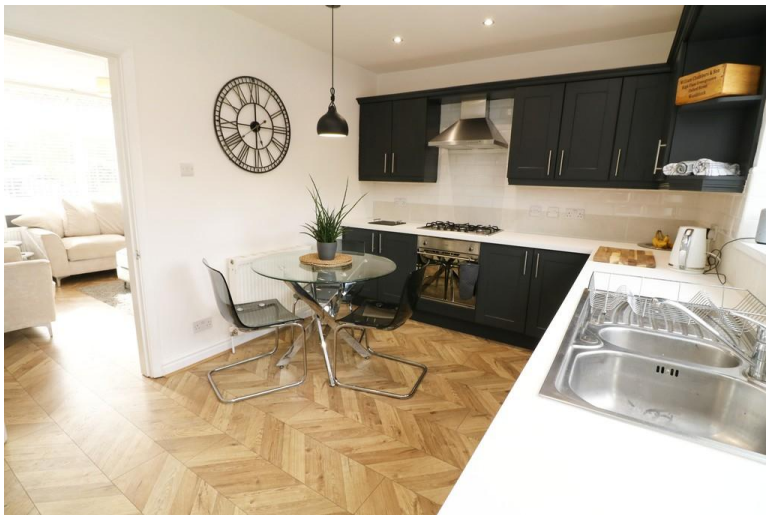
Solihull, B92 7NF

- A Very Well Presented Mid-Terrace Family Home
- Three Good Size Bedrooms
- Breakfast Kitchen
- Re-Fitted Family Bathroom

Offers Over £235,000

EPC Rating '58'





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 shared side gate providing access to rear and canopy porch with UPVC obscure double glazed front door leading through to



Entrance Hallway

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

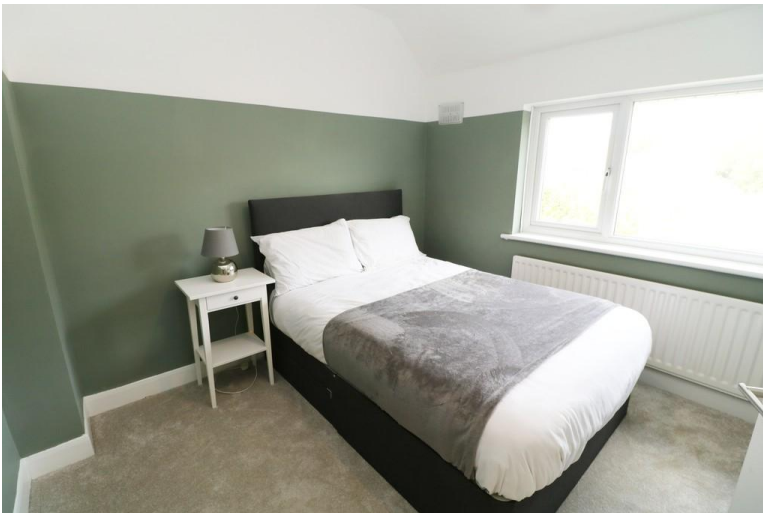
Lounge to Front

13' 1" x 11' 9" (3.99m x 3.58m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point, laminate flooring, inset fire and door leading into



Breakfast Kitchen to Rear

15' 1" x 9' 6" (4.6m x 2.9m) Being fitted with a range of wall, drawer and base units incorporating display plinths, five ring gas hob with electric oven beneath and stainless steel extractor over, sink and drainer unit with mixer tap, tiling to splashback areas, laminate roll top surfaces, space and plumbing for washing machine and fridge freezer, spot lights to ceiling, radiator, laminate flooring, cupboard housing a wall mounted combination boiler, UPVC double glazed window to rear, UPVC double glazed door leading out to the rear garden and pantry with obscure double glazed window to side elevation housing the gas and electric meters



Landing

With loft access and doors leading off to

Bedroom One to Front

10' 5" x 9' 2" (3.18m x 2.79m) With UPVC double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

9' 6" x 9' 2" (2.9m x 2.79m) With UPVC double glazed window to rear elevation, radiator and ceiling light point

L-Shaped Bedroom Three to Front

11' 9" max x 9' 2" (3.58m max x 2.79m) With two UPVC double glazed windows to front elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

6' 6" x 5' 6" (1.98m x 1.68m) 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. Heated towel rail, tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved terrace patio, fencing to boundaries, paved pathway to rear and side gate access to driveway



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	58	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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