



smarthomes
PORTFOLIO COLLECTION



Silhill Hall Road
Solihull

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.



The property is set back from the road behind a substantial block edged tarmacadam driveway providing off road parking with a dwarf wall to the front boundary, pea gravel borders, mature shrubs and bushes, security lighting and a UPVC double glazed door with matching side windows leading into

Enclosed Porch

With tiled flooring, ceiling light point and a single glazed door leading into

Entrance Hallway

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

Dining Room to Front

14' 9" x 11' 9" (4.5m x 3.6m)

With UPVC double glazed bay window to front elevation, wall mounted radiator, wall light points, coving to ceiling and laminate flooring

Lounge to Rear

18' 8" x 12' 5" (5.7m x 3.8m)

With UPVC double glazed bay with door leading to rear garden, two original stained glass windows to side, laminate flooring, coving to ceiling, wall mounted radiator, wall and ceiling light points and a brick built fireplace with slate hearth and electric fire

Breakfast Kitchen to Rear

16' 4" x 11' 5" (5m x 3.5m)

Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Electrolux eye level double oven and grill, integrated dishwasher, tiling to splash back areas and floor, radiator, two ceiling light points, a double glazed window to the rear aspect, double glazed sliding patio doors to rear garden and an obscure glazed door to

Utility Area

Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit. Space and plumbing for washing machine, tiling to floor, ceiling light point and a single glazed door leading to garage

Office to Front

7' 10" x 6' 2" (2.4m x 1.9m)

With UPVC double glazed bow window to front elevation, laminate flooring, wall mounted radiator, ceiling light point and door to

Guest W.C

Being fitted with a suite comprising a low flush WC and pedestal wash hand basin. Laminate flooring, heated towel rail and ceiling light point

Gallery Landing

With a feature obscure double glazed window to front, wall light points, radiator and door to

Bedroom One to Rear

14' 9" x 12' 5" (4.5m x 3.8m)

With double glazed window to rear elevation, radiator, wall light points, a range of built in wardrobes, drawers and over bed storage and door to

En-Suite Shower Room to Rear

Being fitted with a suite comprising of a shower enclosure with power shower, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Bedroom Two to Front

16' 8" x 11' 9" (5.1m x 3.6m)

With double glazed bay window to front elevation, radiator, wall light points and a range of built in wardrobes with vanity area

Bedroom Three to Rear

11' 1" x 9' 10" (3.4m x 3m)

With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Four to Front

10' 9" x 8' 6" (3.3m x 2.6m)

With two double glazed windows to front elevation, radiator and ceiling light point

Family Bathroom to Rear

11' 5" x 5' 10" (3.5m x 1.8m)

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

Separate W.C

With an obscure single glazed window to side, low flush W.C and ceiling light point





Substantial Mature Rear Garden

Extending to approx. 140ft and being mainly laid to lawn with paved patio area, matures shrubs and bushes, cold water tap, security lighting, timber framed shed, panelled fencing to boundaries and a wooden door leading to

Tandem Garage

32' 5" x 8' 2" (9.9m x 2.5m)

Located at the side of the property with an electric roller shutter door for vehicular access, wall mounted gas central heating boiler, two ceiling light points, courtesy door to utility and a further door to

Gardeners W.C

With a low flush W.C and a single glazed window to rear

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 Nigel Hodges



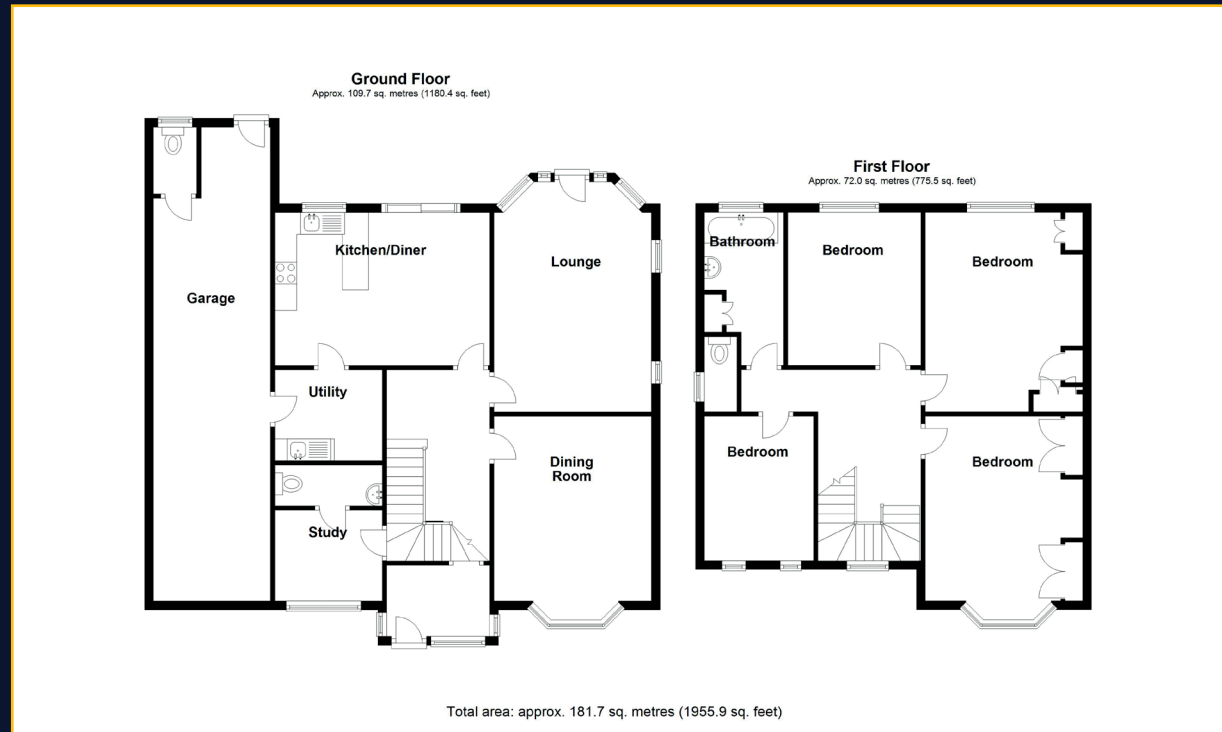
Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to **smarthomes** Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

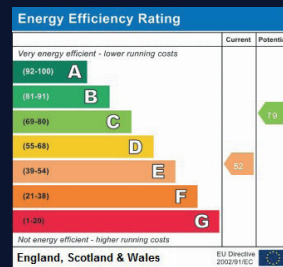
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Floorplans



Energy Efficiency Rating



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