



Swanswell Road

Solihull, B92 7ET

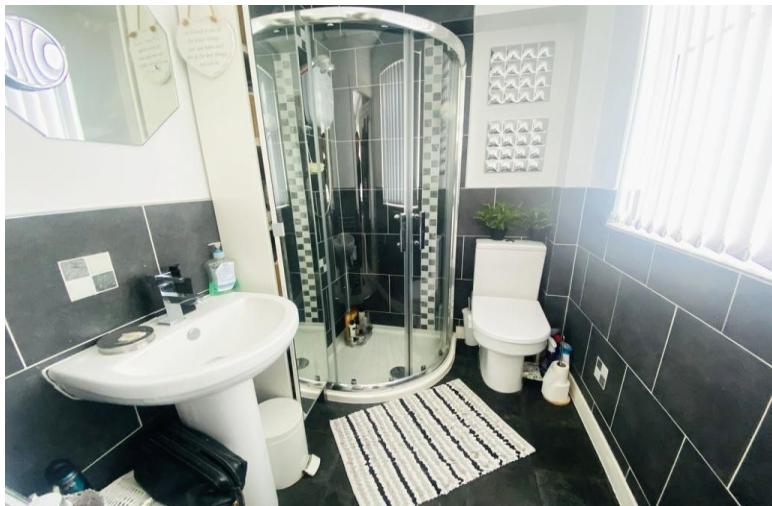
- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen

£475,000

EPC Rating – 64

Council Tax Band - E





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 tarmacadam driveway providing off road parking with a laid lawn areas and a UPVC double glazed door leading into

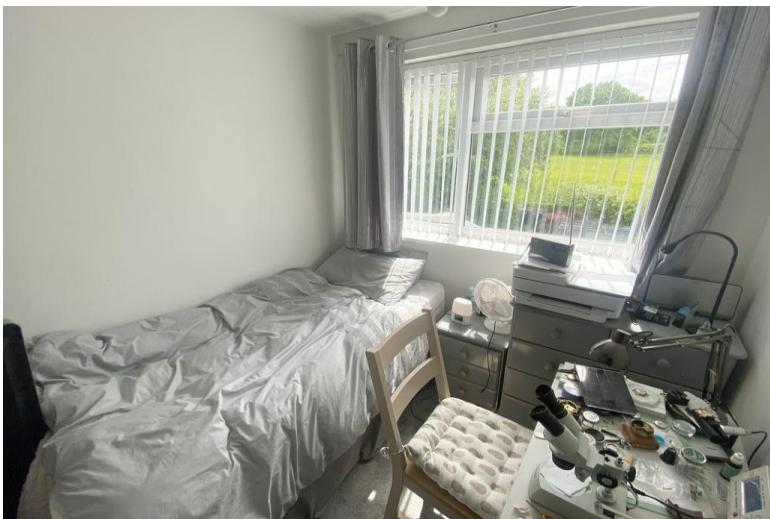
Entrance Hallway

With a double glazed window to front, ceiling spot lights, stripped timber effect flooring, stairs leading to the first floor accommodation, under stairs storage cupboard, door to garage and door leading off to



Modern Breakfast Kitchen to Front

18' 9" x 9' 9" (5.72m x 2.97m) Being fitted with a modern 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 and double oven below. Integrated slimline dishwasher, tiling to splash back areas and floor, radiator, ceiling spot lights and a double glazed window to the front aspect



Lounge to Rear

16' 10" x 11' 9" (5.13m x 3.58m) With UPVC double glazed French doors leading to rear garden, coving to ceiling, wall mounted radiator, ceiling spot lights, timber effect flooring, a feature freestanding Moma log burning stove and opening to

Dining Room to Rear

11' 7" x 8' 2" (3.53m x 2.49m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, stripped timber effect flooring, ceiling spot lights and light points and door to

Utility

5' 5" x 4' 4" (1.65m x 1.32m) With space and plumbing for washing machine, fitted work surface and ceiling light point



Guest W.C

Being fitted with a suite comprising a low flush W.C and pedestal wash hand basin and a wall mounted gas central heating boiler

Landing

With access to loft space, ceiling spot lights and door to

Bedroom One to Front

13' 6" x 9' 9" (4.11m x 2.97m) With double glazed window to front elevation, radiator, ceiling light point, a comprehensive range of fitted wardrobes with top boxes, fitted dressing table and door to



Modern En-Suite Shower Room

6' 4" x 4' 6" (1.93m x 1.37m) Being fitted with a modern white suite comprising of a corner shower enclosure with Triton shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and an obscure double glazed window to the front elevation

Bedroom Two to Rear

12' 6" x 10' 6" (3.81m x 3.2m) With double glazed window to rear elevation with open views, double fitted wardrobe, radiator and ceiling light point



Bedroom Three to Rear

18' 10" x 8' 7" (5.74m x 2.62m) With double glazed window to rear elevation, stripped timber effect flooring, radiator and two ceiling light points

Bedroom Four to Rear

8' 9" x 7' 3" (2.67m x 2.21m) With double glazed window to rear elevation, radiator and ceiling light point

Modern Family Bathroom to Front

Being fitted with a modern white suite comprising of a bathtub with centralised taps and handheld shower attachment, corner shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, feature lighting and an obscure double glazed window to the front elevation

Landscaped Rear Garden

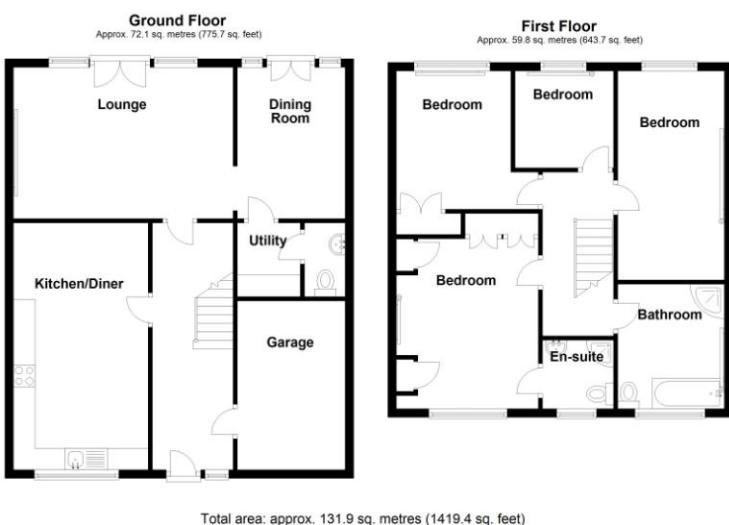
Being mainly laid to lawn with a block edged patio, well stocked shrub borders, gated side access and panelled fencing to boundaries

Integral Garage

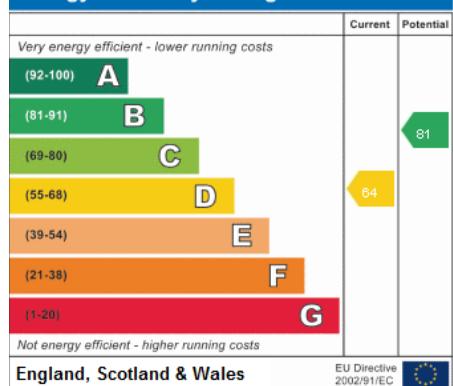
12' 9" approx x 7' 9" (3.89m approx x 2.36m) With an up and over door to property frontage, ceiling light point and courtesy door to hallway

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. Current council tax band - E



Energy Efficiency Rating



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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