



smarthomes

Brookvale Road

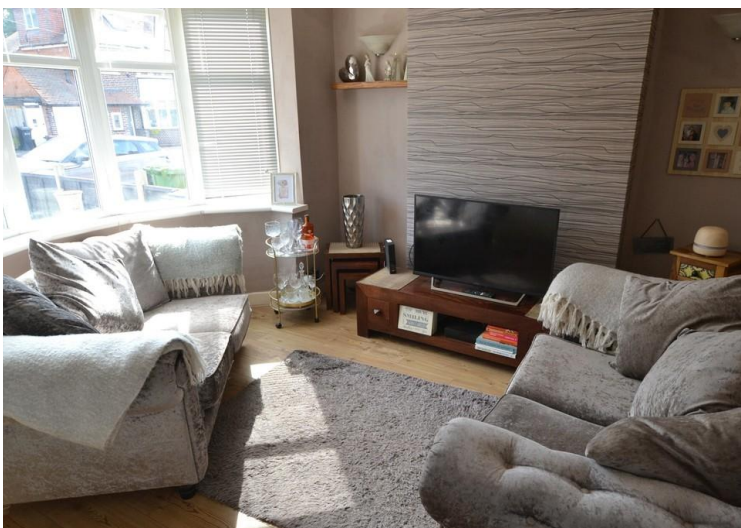
Solihull, West Midlands, B92 7JA

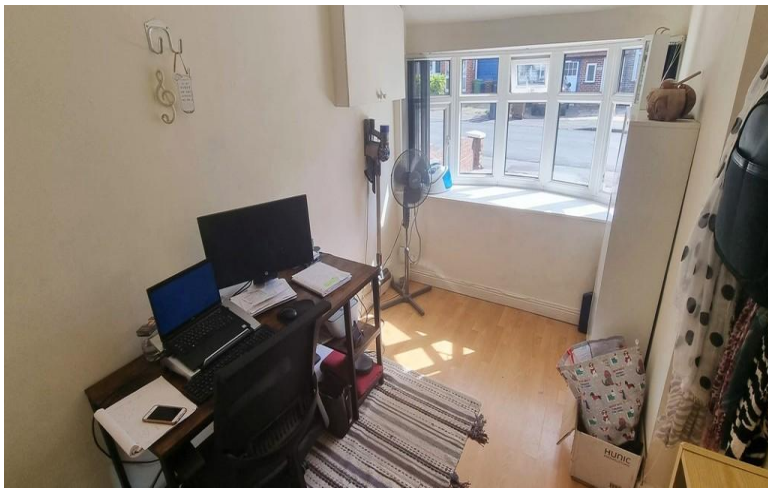
- An Extended Semi Detached Family Home
- Four Bedrooms
- Lounge Diner, Sitting Room & Home Office
- Family Bathroom & Guest WC

£400,000

EPC Rating TBC

Current Council Tax Band D





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to gated side access to rear garden and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows and door leading through to

Entrance Hallway

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

Sitting Room to Front

12' 0" into bay x 11' 0" (3.66m x 3.35m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and laminate flooring



Extended Lounge Diner to Rear

20' 0" x 10' 0" (6.1m x 3.05m) With double glazed sliding patio doors leading out to the rear garden, laminate flooring, coving to ceiling, two ceiling light points, brick fireplace and radiator



Extended Kitchen to Rear

14' 0" x 8' 3" (4.27m x 2.51m) Being fitted with a range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space and plumbing for washing machine, dishwasher and tumble dryer, space for fridge freezer, radiator, two ceiling light points, laminate flooring, double glazed window to rear and double glazed door leading out to the rear garden

Home Office to Front

10' 0" x 7' 3" (3.05m x 2.21m) With double glazed bow window to front elevation, ceiling light point, laminate flooring, radiator and door leading into



Guest WC

With low flush WC, wall mounted sink, laminate flooring and wall mounted Worcester Bosch boiler

Accommodation on the First Floor

Landing

With loft access, ceiling light point and doors leading off to

Bedroom One to Front

12' 9" into bay x 10' 0" (3.89m x 3.05m) With double glazed bay window to front elevation, radiator and ceiling light point

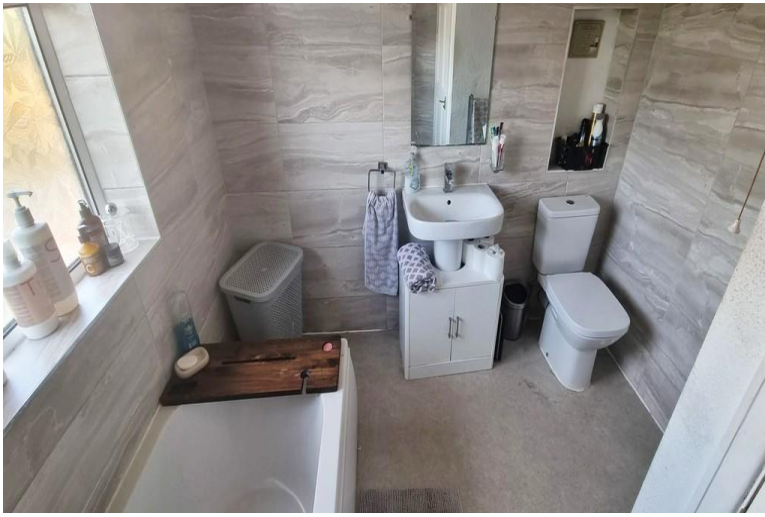
Bedroom Two to Rear

14' 3" x 9' 0" up to wardrobe (4.34m x 2.74m) With double glazed window to rear elevation, radiator, wall lighting, ceiling light point and built-in cupboards



Bedroom Three to Front

14' 6" x 10' 4" (4.42m x 3.15m) With two double glazed windows to front elevation, radiator, laminate flooring and two ceiling light points



Bedroom Four to Rear

8' 4" x 5' 3" (2.54m x 1.6m) With three double glazed windows to side and rear elevations, radiator and ceiling light point

Family Bathroom to Rear

8' 2" x 7' 8" (2.49m x 2.34m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style radiator and ceiling light point



Pleasant Rear Garden

Being mainly laid to lawn with paved patio, paved terrace to rear with brick built barbeque, shrub borders, side gate access, timber shed and fencing and hedging 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 Nigel Hodges. Current council tax band - D

