



smarthomes



- A Well Maintained Detached Family Home
- Five Bedrooms
- Two En-Suite Shower Rooms
- Private South/Westerly Facing Rear Garden

## Ferndown Road, Solihull, B91 2AX

A well maintained detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, conservatory, extended kitchen, guest W.C, five good size bedrooms, two en-suite shower rooms, modern family bathroom, separate W.C, driveway parking, integral garage and a South/Westerly facing rear garden

£625,000

EPC Rating - D

Current 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 block edged tarmacadam driveway providing off road parking, a variety of mature shrubs and bushes and a UPVC double glazed door with matching side windows leading into



### Enclosed Porch

With laminate flooring, wall light point and further double glazed door leading to

### Entrance Hallway

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



### **Lounge to Front**

15' 8" x 12' 9" (4.8m x 3.9m) With UPVC double glazed window to front elevation, wall mounted radiator, wall and ceiling light points, laminate flooring, coving to ceiling, a feature electric fire with marble hearth and wooden surround and double doors to



### **Dining Room to Rear**

10' 5" x 9' 10" (3.2m x 3m) With a wall mounted radiator, ceiling light point, coving to ceiling, laminate flooring, door to kitchen and UPVC double glazed French doors with matching side windows leading to

### **Conservatory**

9' 10" x 9' 6" (3m x 2.9m) With double glazed windows, polycarbonate roof, laminate flooring, ceiling light and fan and double glazed French doors leading out to the rear garden



### **Extended Kitchen to Rear**

17' 4" x 10' 5" (5.3m x 3.2m) 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 Neff ceramic hob with extractor hood over. Eye level oven and grill, integrated microwave, space and plumbing dishwasher, tiling to splash back areas, laminate flooring, electric wall heater, wall mounted gas central heating boiler, ceiling spot lights, double glazed windows to the side and rear aspects, combination UPVC double glazed door and window leading to rear garden and door to garage

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Laminate flooring, tiling to splash back areas, extractor and ceiling light point

### **First Floor Landing**

With ceiling light point, airing cupboard, stairs rising to second floor, obscure double glazed window to side and door leading off to

### **Bedroom One to Rear**

9' 10" x 9' 6" (3.m x 2.9m) With double glazed window to rear elevation, radiator, useful storage cupboard, ceiling light point and door to

### **En-Suite Shower Room to Rear**

Being fitted with a three piece white suite comprising a corner shower enclosure and a combination low flush W.C and wash hand basin. Obscure double glazed window to rear, complementary tiling to walls, laminate flooring and ceiling spot lights

### **Bedroom Two to Front**

13' 1" x 8' 2" (4m x 2.5m) With double glazed windows to front and side elevations, radiator, laminate flooring, and ceiling light point

### **Bedroom Three to Front**

10' 5" x 7' 10" (3.2m x 2.4m) With double glazed window to front elevation, radiator, laminate flooring, storage cupboard and ceiling light point

### **Bedroom Four to Front**

10' 9" x 7' 6" (3.3m x 2.3m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

### **Family Bathroom to Rear**

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a modern white suite comprising of a corner jacuzzi bath with shower attachment over and a vanity wash hand basin. Chrome heated towel rail, tiling to splash prone areas, coving to ceiling, ceiling light point and an obscure double glazed window to the rear elevation

### **Separate W.C to Rear**

With a low flush W.C, obscure UPVC double glazed window to rear, laminate flooring and ceiling light point

### **Second Floor Landing**

With a Velux roof window, ceiling light point, built in storage and door to

### **Bedroom Five**

17' 4" x 11' 1" (5.3m x 3.4m) With some restricted head height, two Velux roof windows to front elevation, wall mounted electric heater, eaves storage, two ceiling light points and door to

### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising a corner shower enclosure, low flush WC and pedestal wash hand basin. Velux roof window, complementary tiling to walls, electric ladder style radiator and ceiling light point

### **South/Westerly Facing Rear Garden**

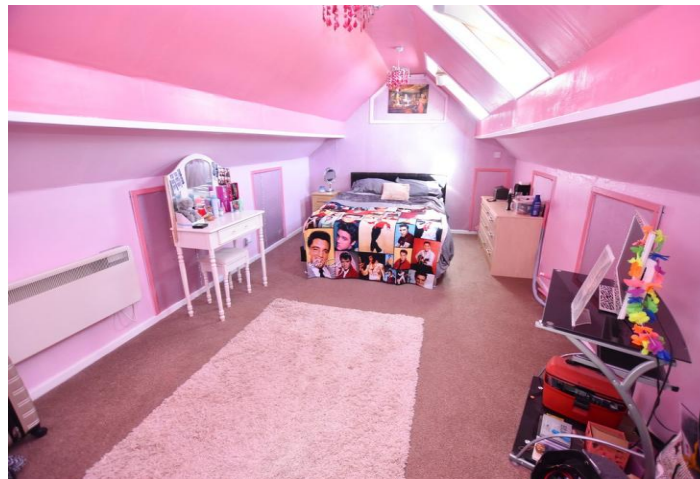
Being mainly laid to lawn with a composite decked patio area, railway sleeper borders with bark chippings and a variety of mature shrubs and bushes, covered side passage and hedging and panelled fencing to boundaries

## Integral Garage

17' 8" x 8' 2" (5.4m x 2.5m) With an up and over door for vehicular access, ceiling light point, UPVC double glazed window to side, space and plumbing for washing machine and tumble dryer, fitted wall units and a courtesy door to kitchen

## Tenure

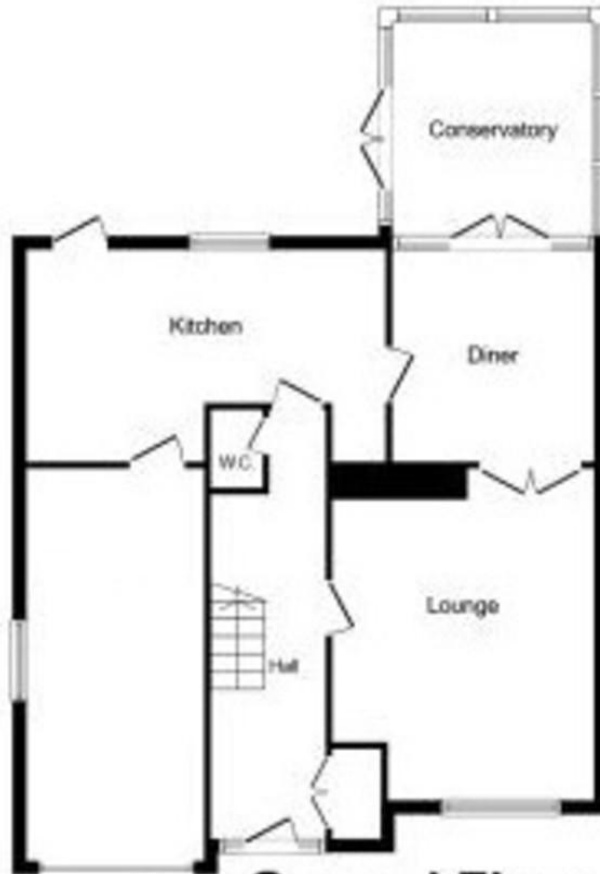
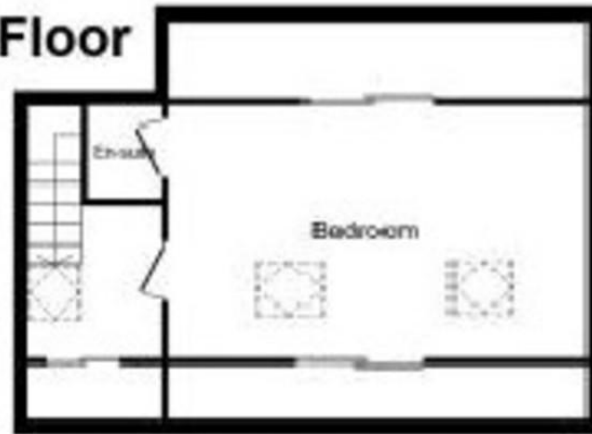
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E



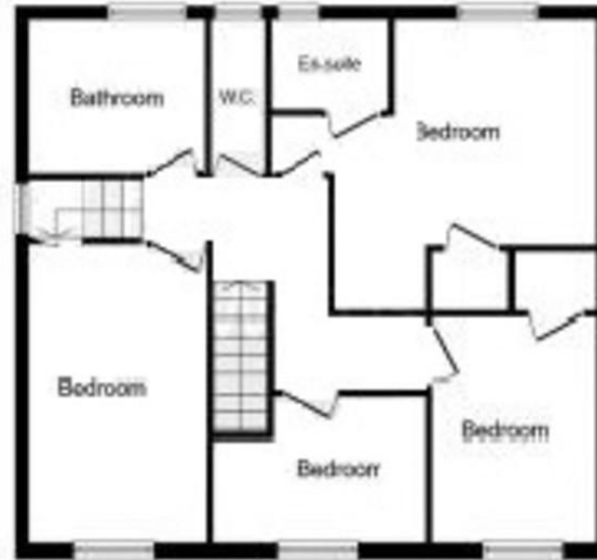
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Second Floor



## Ground Floor



## First Floor



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