



smarthomes

## Hobs Meadow

Solihull, B92 8PG

- A Mid-Terrace Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Modern Family Shower Room

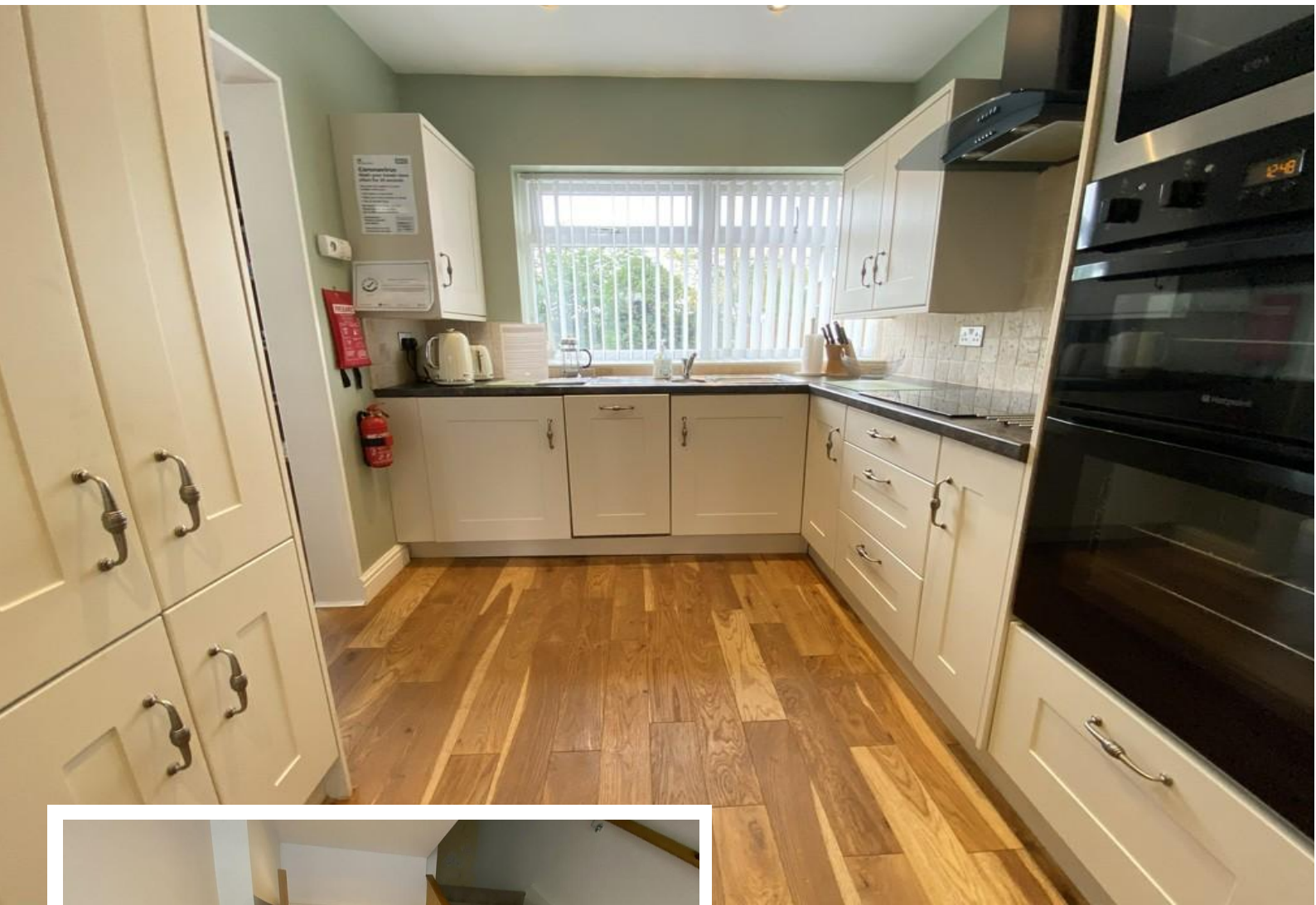
**Offers Over £269,500**

EPC Rating - 69

Current Council Tax Band - C







## 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 UPVC double glazed door leading into





### **Porch**

With glazed windows to property frontage and further door leading to

### **Entrance Hallway**

With engineered Oak flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to

### **Re-Fitted Kitchen to Rear**

10' 7" x 7' 8" (3.23m x 2.34m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, integrated microwave oven, integrated fridge/freezer, integrated slimline dishwasher, integrated washing machine, tiling to splash back areas, engineered Oak flooring, vertical radiator, ceiling spot lights, a double glazed window to the rear aspect and opening to



### **Through Lounge/Diner**

20' 9" x 12' 7" max (6.32m x 3.84m max) With UPVC double glazed window to front elevation, UPVC double glazed French doors to rear, engineered Oak flooring, wall mounted radiator and two ceiling light points

### **Landing**

With access to loft space, ceiling light point, built in storage cupboard and door to

### **Bedroom One to Front**

11' 4" x 11' 3" (3.45m x 3.43m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Two to Rear**

13' 6" x 8' 3" (4.11m x 2.51m) With double glazed window to rear elevation, radiator and ceiling light point







### Bedroom Three to Front

9' 5" x 6' 1" (2.87m x 1.85m) With double glazed window to front elevation, radiator, ceiling light point and a built in storage cupboard housing a wall mounted gas central heating boiler

### Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and two obscure double glazed windows to the rear elevation



### Rear Garden

With a paved patio area, brick built storage shed, gated access to property frontage and picket fence leading to an artificial lawn with planted shrub borders and panelled fencing 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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.