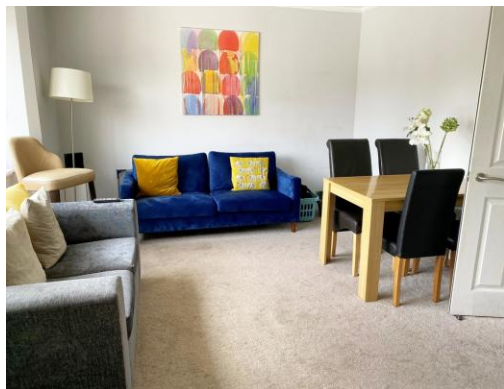




smarthomes



- A Fantastic Opportunity to Purchase a Substantially Extended Semi-Detached Property
- Currently Operating as a Fully Occupied HMO Generating £3,322 PCM
- Six Good Size Bedrooms
- Four Bath/Shower Rooms

## Hermitage Road, Solihull, B91 2LL

A substantially extended six bedroom semi-detached property currently being operated as a fully licenced and fully occupied HMO and generating a monthly rental income of £3,322, however would also be available to purchase with no upward chain as a family home. Offering flexible living accommodation which in brief benefits from a lounge, modern fitted kitchen, six good size bedrooms, two en-suite shower rooms, additional shower room, family bathroom, West facing rear garden and driveway parking for six vehicles

Offers Over £400,000

EPC Rating - D

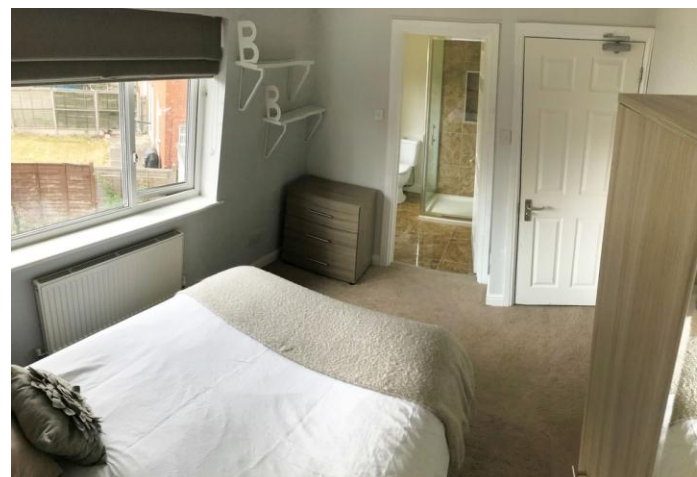
Current Council Tax Band - C



## Property Description

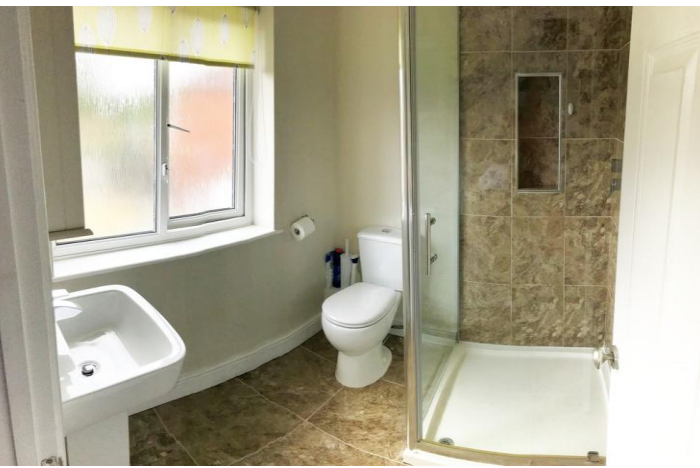
Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood 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, Railway Station and Birmingham Business Park.

The property is set back from the road behind a concrete and Cotswold stone driveway providing off road parking for six vehicles, low level fencing to boundaries and a UPVC double glazed door leading into



## Porch

With UPVC double glazed windows to side elevations, tiled flooring and door to



### **Entrance Hallway**

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



### **Lounge to Front**

15' 1" x 12' 11" (4.6m x 3.94m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and door to

### **Modern Fitted Kitchen to Rear**

18' 2" x 9' 3" (5.54m x 2.840m) 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 ceramic hob with extractor hood over and oven below and additional 4 ring ceramic hob. Tiling to splash back areas, concealed gas central heating boiler, laminate flooring, vertical radiator, ceiling light points, double glazed patio doors to the rear aspect and access to



### **Inner Hallway**

With a UPVC double glazed door to side, laminate flooring, ceiling spot lights, radiator and door to

### **Ground Floor Shower Room to Rear**

Being fitted with a modern white suite comprising of a corner shower enclosure, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, obscure double glazed window to rear and ceiling spot lights

### **Bedroom Five to Front**

9' 2" x 9' 2" (2.79m x 2.79m) With double glazed window to front elevation, radiator and ceiling spot lights

### **Bedroom Six to Rear**

13' 1" x 7' 4" (3.99m x 2.24m) With double glazed window to rear elevation, radiator, ceiling light point and door to

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

Being fitted with a modern white suite comprising of a corner shower enclosure with wall mounted electric shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

### **Landing**

With a ceiling light point and door to

### **Bedroom One to Rear**

11' 8" x 10' (3.56m x 3.05m) With double glazed window to rear elevation, radiator, ceiling light point and door to

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

Being fitted with a modern white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, obscure UPVC double glazed window to rear and ceiling spot lights

### **Bedroom Two to Front**

12' x 10' 11" (3.66m x 3.33m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Three to Front**

10' 7" x 10' 0" (3.230m x 3.050m) With double glazed window to front elevation, radiator and ceiling spot lights

### **Bedroom Four to Rear**

9' 4" max x 8' 1" max (2.84m max x 2.46m max) With double glazed window to rear elevation, radiator and ceiling spot lights

### **Modern Bathroom to Front**

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

## West Facing Rear Garden

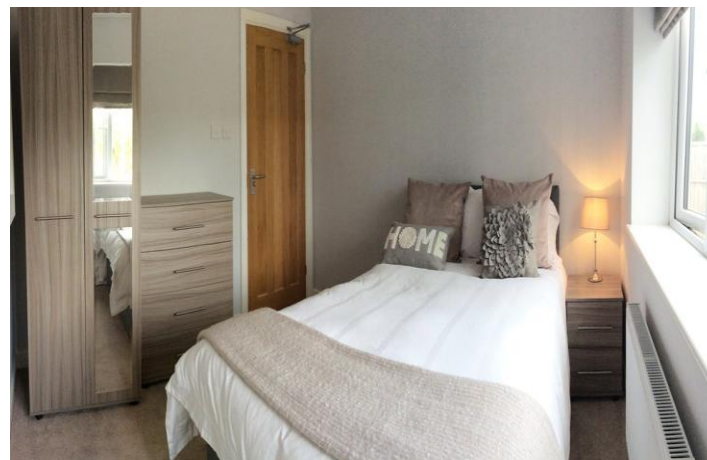
Being mainly laid to lawn with paved patio areas, planted borders and panelled fencing to boundaries

## Agents Note

Please note that the property benefits from fire doors throughout and an interlinked smoke system

## 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>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(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.