



smarthomes

Moat Lane

Solihull, B91 2LN

- A Refurbished Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom

£350,000

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 and Railway Station.

The property is set back from the road behind a gravel driveway providing off road parking with a footpath extending to a composite front door leading into



Entrance Hallway

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

Lounge/Diner to Rear

14' x 11' 10" (4.27m x 3.61m) With a modern inset electric fire, wall mounted radiator, ceiling light point and UPVC double glazed patio doors leading to

Conservatory

22' 1" x 11' 9" max (6.73m x 3.58m max) Of UPVC construction with a polycarbonate roof, French doors leading to rear garden, ceiling light point, laminate flooring, space and plumbing for washing machine and door to



Inner Lobby

With a ceiling light point, laminate flooring, door to kitchen and door to

Guest W.C

Being fitted with a white low flush W.C, obscure UPVC double glazed window to side and ceiling light point



Dual Aspect Re-Fitted Kitchen

13' 11" x 9' 11" (4.24m x 3.02m) Being re-fitted with a range of wall, base and drawer units with a butchers block work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for gas Range style cooker with extractor hood over, space and plumbing for dishwasher and tiling to splash back areas and floor with under floor heating. Under stairs storage cupboard with a double glazed window to front, concealed wall mounted gas central heating boiler, ceiling light point, double glazed windows to the front and side aspects and door returning to hallway



Landing

With ceiling light point, double glazed window to front, loft hatch and doors leading off to

Bedroom One to Rear

10' 2" x 10' (3.1m x 3.05m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Two to Rear

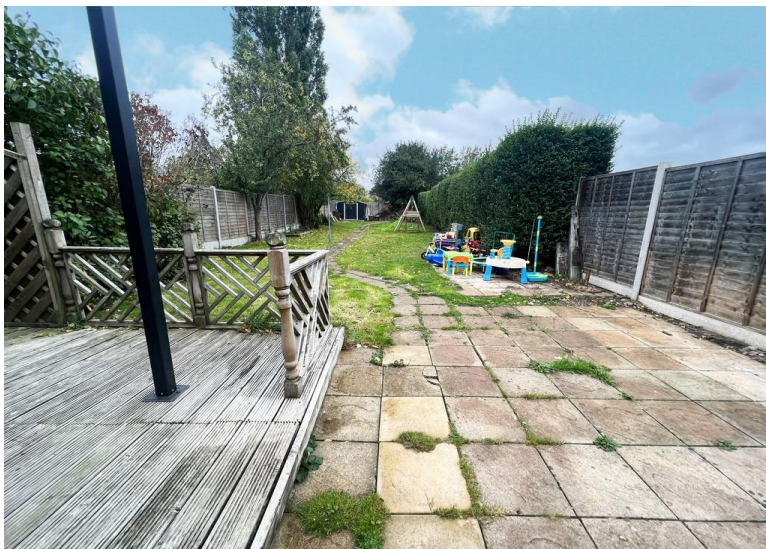
10' 8" x 7' 11" (3.25m x 2.41m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 1" x 8' 8" (2.77m x 2.64m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Front

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor with under floor heating, ceiling spot lights and an obscure double glazed window to the front elevation

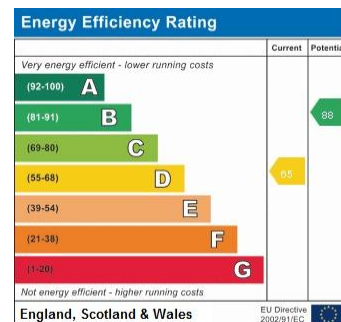
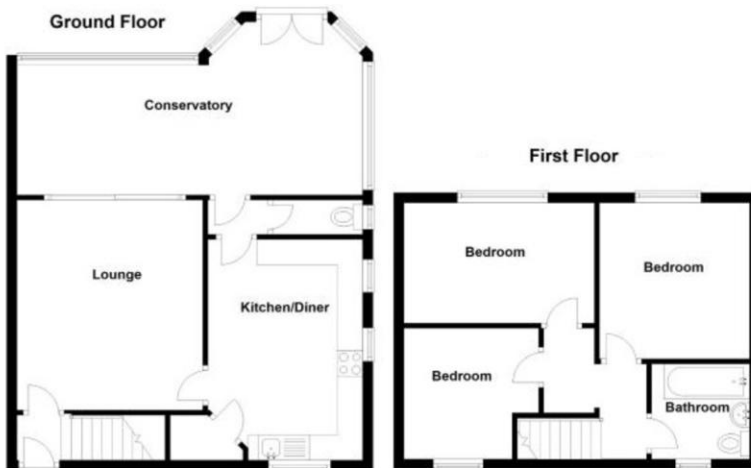


South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved and decked patio area and hedging 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



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