



smarthomes

Mayswood Road

Solihull, West Midlands, B92 9JE

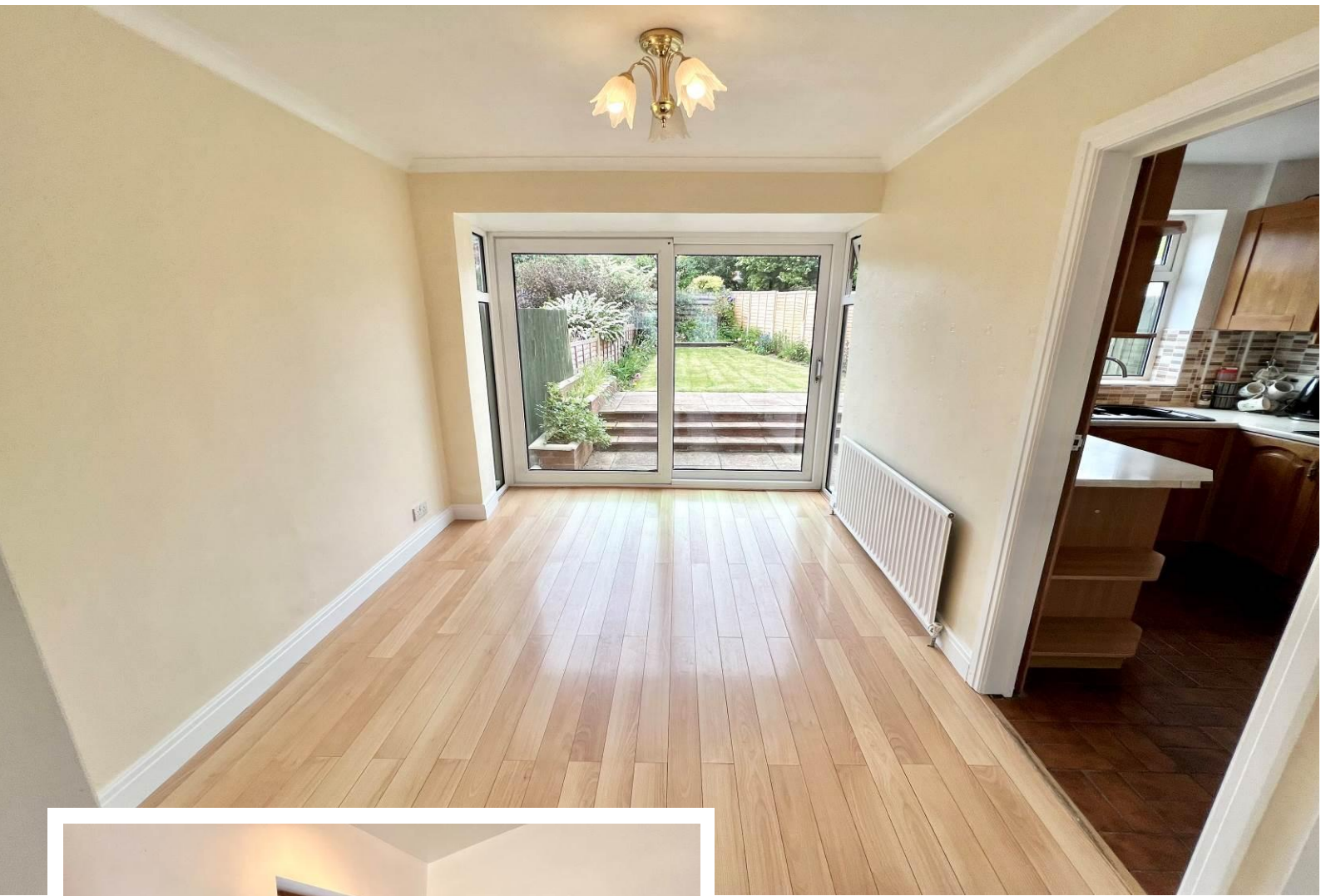
- A Well Maintained & Extended Semi-Detached Family Home
- Three Double Bedrooms
- Re-Fitted Family Shower Room
- No Upward Chain

£320,000

EPC Rating - 54

Current Council Tax Band - D





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 walled frontage and block paved driveway providing off road parking with a slate chipped area to side with shrub and flower borders and a UPVC double glazed door leading into

Porch

With ceiling light point and leading through to



Entrance Hallway

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

Lounge to Front

14' 5" x 13' 1" (4.4m x 4m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and spot lights, coving to ceiling, living flame gas fire with wooden surround and access to



Dining Room to Rear

10' 9" x 8' 6" (3.3m x 2.6m) With UPVC double glazed patio doors leading to rear garden, wall mounted radiator, ceiling light point, laminate flooring and door to

Fitted Kitchen to Rear

8' 6" x 6' 10" (2.6m x 2.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl composite sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob. Eye level oven and grill, integrated microwave, tiling to splash back areas and floor, ceiling light point, concealed wall mounted gas central heating boiler, double glazed window to the rear aspect and bi-fold door to



Utility Room

9' 2" max x 7' 10" max (2.8m max x 2.4m max) Having a laminate work surface with sink and drainer unit and space and plumbing beneath for washing machine, UPVC double glazed door and window to rear, tiled flooring, ceiling light point and courtesy door to garage

Landing

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



Bedroom One to Front

15' 1" x 9' 2" (4.6m x 2.8m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Front

12' 1" x 10' 2" (3.7m x 3.1m) With double glazed window to front elevation and ceiling light point



Bedroom Three to Rear

10' 9" x 8' 2" (3.3m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

Re-Fitted Family Shower Room to Rear

6' 10" x 5' 6" (2.1m x 1.7m) Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



Rear Garden

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

Garage

15' 5" x 13' 1" max (4.7m x 4m max) Located at the side of the property with side hung wooden doors to property frontage, obscure double glazed window to front, ceiling light point and courtesy door to utility

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



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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.