



smarthomes

Wentworth Road

Solihull, B92 7NA

- An Extremely Well Presented and Extended Semi-Detached Property
- Two Bedrooms
- Through Lounge/Diner
- Extended Fitted Kitchen

£267,500

EPC Rating - 64

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 with steps rising to a further paved area and a UPVC double glazed door leading into



Entrance Hallway

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

Through Lounge/Diner

23' 7" x 11' 9" (7.2m x 3.6m) With a UPVC double glazed bay window to front elevation, wall mounted radiator, wall light points, an electric living flame style fire with marble inlay and wooden surround and a glazed door leading to



Extended Fitted Kitchen to Rear

14' 9" max x 11' 5" (4.5m max x 3.5m) Being 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 5 ring gas hob with extractor hood over and double oven below. Integrated fridge/freezer and dishwasher, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, two ceiling light points, under stairs storage cupboard housing a wall mounted gas central heating boiler and UPVC double glazed French doors and window to the rear aspect



Landing

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



Bedroom One to Front

13' 1" x 11' 9" (4m x 3.6m) With a double glazed bay window and further double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

10' 9" x 8' 10" (3.3m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom to Rear

7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a white suite comprising of a panelled bath with electric shower and glass shower screen, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, laminate flooring, ceiling light point and an obscure double glazed window to the rear elevation

Private Rear Garden

Being mainly laid to lawn with paved and decked patio areas, pebbled borders, gated side access 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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(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.