



smarthomes

Tanhouse Farm Road

Solihull, B92 9HA

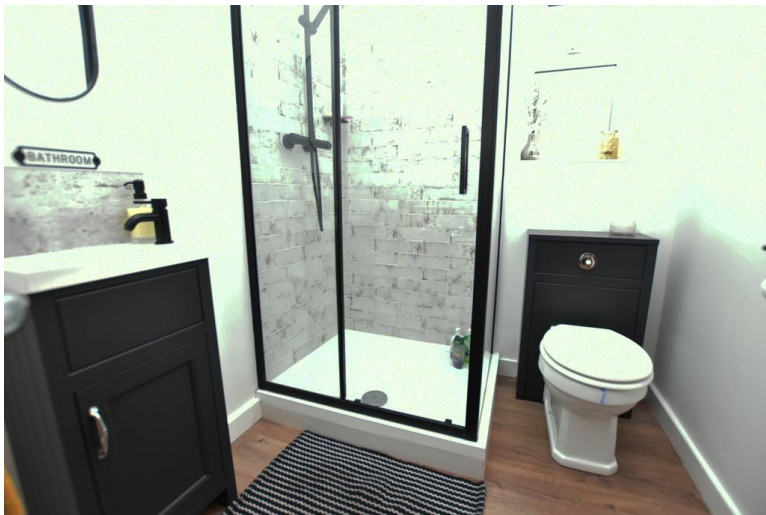
- A Beautifully Presented and Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Extended and Re-Fitted Breakfast Kitchen
- Modern Bathroom and Shower Room

£375,000

EPC Rating - TBC

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 and extending to the side of the property with double gates leading to the rear garden, laid lawn area, low level wall to front boundary and a storm porch with an Oak front door with double glazed insert leading into



Entrance Hallway

With wood effect flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to



Through Lounge/Diner

25' 3" x 11' 1" (7.7m x 3.4m) With UPVC double glazed bay window to front elevation, double glazed door and windows to rear, two wall mounted radiators, wall and ceiling light points, open fireplace with tiled hearth, engineered wooden flooring and Oak door to



Extended and Re-Fitted Breakfast Kitchen to Rear

19' 4" x 9' 10" (5.9m x 3m) Being re-fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a Belfast sink with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, integrated fridge/freezer and space and plumbing for washing machine and slimline dishwasher. Breakfast bar, wood effect flooring, feature radiator, ceiling spot lights, Oak stable door leading to rear garden, Velux roof window and double glazed windows to the side and rear aspects

Modern Ground Floor Shower Room

6' 6" x 5' 6" (2m 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. Feature radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure double glazed window to the side elevation

Landing

With ceiling spot lights, double glazed window to front and side, loft hatch and doors leading off to



Bedroom One to Rear

11' 1" x 11' 1" (3.4m x 3.4m) With double glazed window to rear elevation with fitted shutters, fitted wardrobes, radiator and ceiling light point

Bedroom Two to Front

11' 1" x 9' 6" (3.4m x 2.9m) With two double glazed windows to front elevation, radiator and ceiling light point



Bedroom Three to Rear

9' 10" x 6' 10" (3m x 2.1m) With double glazed window to rear elevation, exposed floorboards, radiator and ceiling light point

Re-Fitted Family Bathroom to Side

6' 6" x 6' 6" (2m x 2m) Being re-fitted with a modern white suite comprising of a feature freestanding bath with shower attachment, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the side elevation



Rear Garden

Being mainly laid to lawn with a decked patio area, further terrace with pergola, panelled fencing to boundaries, timber framed shed and access to

Purpose Built Timber Bar/Gym

17' 0" x 12' 9" (5.2m x 3.9m) Accessed via glazed double doors with windows overlooking garden, wood effect flooring, power and light points

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