



smarthomes

Rodney Road

Solihull, B92 8RY

- A Well Maintained Mid-Terrace Property
- Three Good Size Bedrooms
- Fitted Kitchen/Diner
- Garden Room

£250,000

EPC Rating - 71

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 and accessed via a walkway leading to a lawned fore garden with picket fencing to frontage and a paved pathway leading to a storm porch with a UPVC double glazed door leading into



Porch

With storage cupboards and a wooden door leading into

Entrance Hallway

With half height wooden panelling, laminate flooring, useful storage cupboard, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

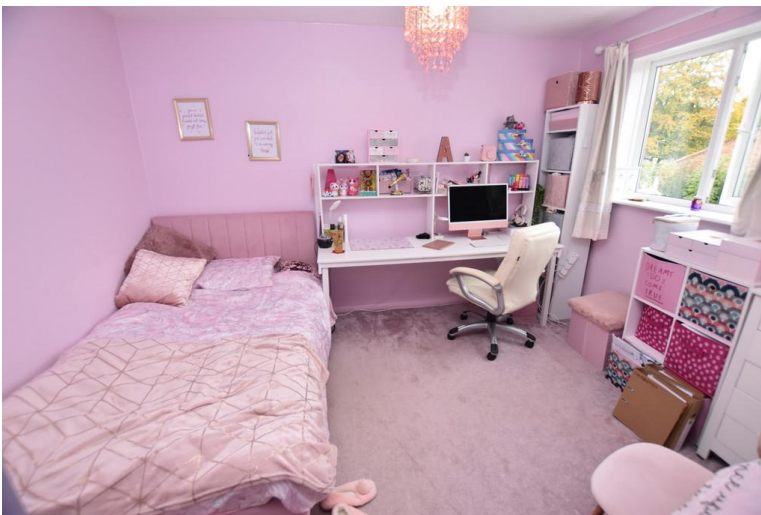
Lounge to Front

13' 9" x 10' 9" (4.2m x 3.3m) With UPVC double glazed bow window to front elevation, wall mounted radiator, coving to ceiling, wall and ceiling light points and an electric fire with tiled hearth and inlay and a wooden surround



Kitchen/Diner to Rear

11' 9" x 10' 5" (3.6m x 3.2m) 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 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, tiling to splash back areas, ceiling light point, radiator and a single glazed window to the rear aspect



Garden Room

13' 5" x 8' 10" (4.1m x 2.7m) With aluminium framed double glazed patio doors leading to rear garden, hardwood framed double glazed window to rear, polycarbonate roof, wooden panelling, wall mounted radiator, laminate flooring, ceiling light point and bi fold door to a utility area with space and plumbing for a washing machine and tumble dryer

Guest W.C

Being fitted with a low flush WC and feature wash hand basin. Obscure single glazed window, tiling to splash back areas, laminate flooring and ceiling light point



Landing

With an airing cupboard housing a wall mounted gas central heating boiler, ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

14' 1" x 9' 6" (4.3m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point and built in wardrobes and over bed storage



Bedroom Two to Rear

11' 5" x 9' 2" (3.5m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 2" x 7' 6" (3.1m x 2.3m) With double glazed window to front elevation and ceiling light point

Family Bathroom to Rear

7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a suite comprising of a corner bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation



South/Westerly Facing Rear Garden

Being mainly laid to lawn with a timber decked patio area, panelled fencing to boundaries, timber framed shed and gated rear access leading to parking area

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) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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 are 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.