



smarthomes

Amberley Road

Solihull, West Midlands, B92 7NP

- A Semi-Detached Property
- Two/Three Bedrooms
- Modern Breakfast Kitchen
- Modern Family Bathroom

£250,000

EPC Rating - 57

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 paved driveway providing off road parking with fencing to side boundaries and a UPVC double glazed door leading into



Porch

With double glazed windows to front and side elevations and a hardwood door leading into

Entrance Hallway

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

Lounge to Front

13' 1" x 11' 5" (4m x 3.5m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, laminate flooring, electric log burner effect fire with wooden surround and opening to



Modern Breakfast Kitchen to Rear

15' 1" x 9' 6" (4.6m x 2.9m) 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 induction hob with extractor hood over and double oven below. Space and plumbing for washing machine, integrated dishwasher, tiling to floor, ceiling light point, concealed wall mounted gas central heating boiler, useful pantry, under cupboard lighting and a double glazed door and window to the rear aspect

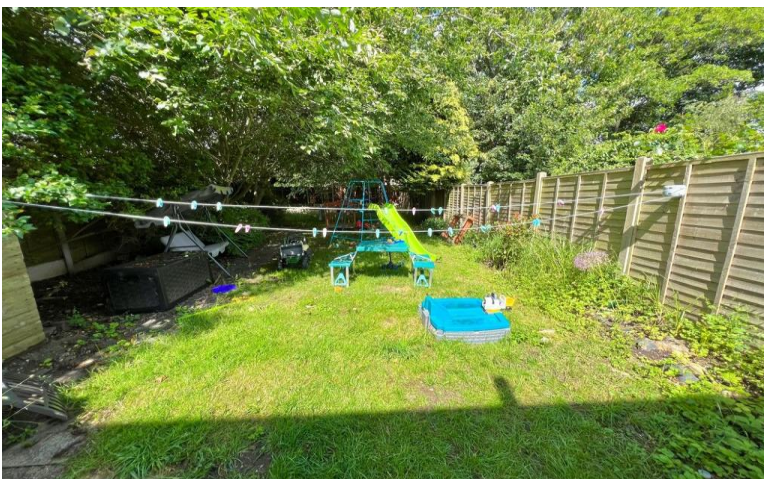


Landing

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

Bedroom One to Front

12' 1" x 8' 10" (3.7m x 2.7m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



Bedroom Two to Rear

10' 2" x 8' 10" (3.1m x 2.7m) With double glazed window to rear elevation, loft access with folding ladder, radiator and ceiling light point

Nursery/Study to Front

7' 2" x 5' 6" (2.2m x 1.7m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

Modern Family Bathroom to Rear

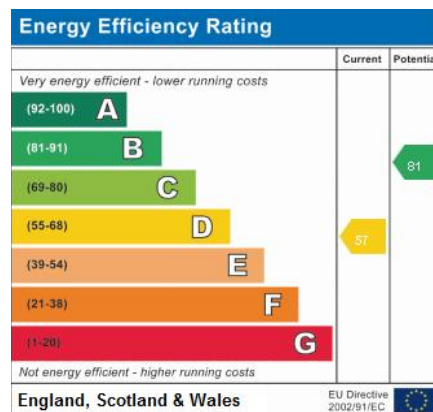
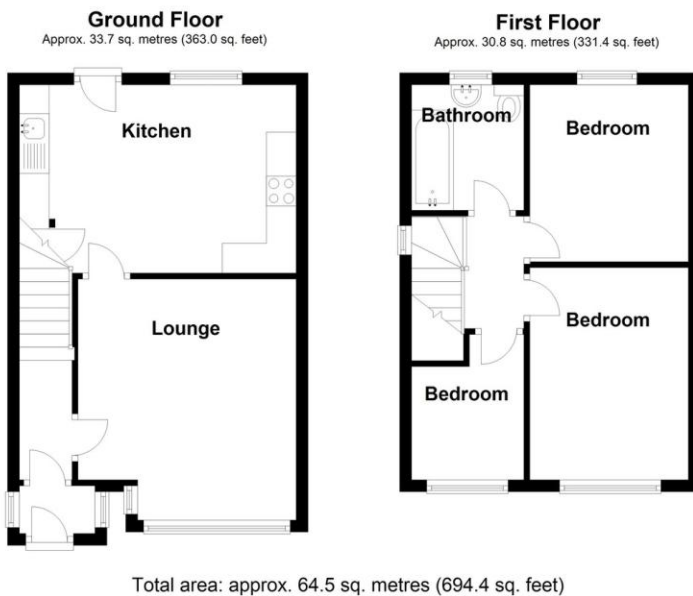
6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation

Extensive Rear Garden

Being mainly laid to lawn with paved patio, timber framed shed, gated side access, mature shrubs, bushes and trees 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



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