



smart homes

## Warwick Road

Solihull, B92 7AE

- A Semi-Detached Property Requiring Modernisation
- Three Bedrooms
- South/Westerly Facing Garden
- No Upward Chain

**Offers Over £300,000**

EPC Rating - 37

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 tarmac and gravel driveway providing off road parking with low level fencing to side boundary and a canopy porch with front door leading into

#### **Entrance Hallway**

With ceiling light point, radiator, picture rail, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



#### **Through Lounge/Diner**

26' 6" x 11' 4" (8.08m x 3.45m) With double glazed bay windows to front and rear elevations, picture rail, dado rail, feature fire surround, two wall mounted radiators and two ceiling light points



#### **Kitchen to Rear**

11' 8" max x 6' 3" (3.56m max x 1.91m) With fitted base units with a work surface over incorporating a sink and drainer unit. Space for freestanding cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point, double glazed windows to the side and rear aspects and door to rear garden

#### **Landing**

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

#### **Bedroom One to Front**

13' 5" x 9' 9" (4.09m x 2.97m) With double glazed bay window to front elevation, fitted cupboards, picture rail, radiator and ceiling light point



#### **Bedroom Two to Rear**

13' 9" x 10' 8" (4.19m x 3.25m) With double glazed bay window to rear elevation, picture rail, dado rail, panelling to half height, radiator and ceiling light point



### Bedroom Three to Front

7' 6" x 7' 1" (2.29m x 2.16m) With double glazed window to front elevation, stripped timber flooring, picture rail, radiator and ceiling light point

### Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, stripped timber flooring, tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation



### South/Westerly Facing Rear Garden

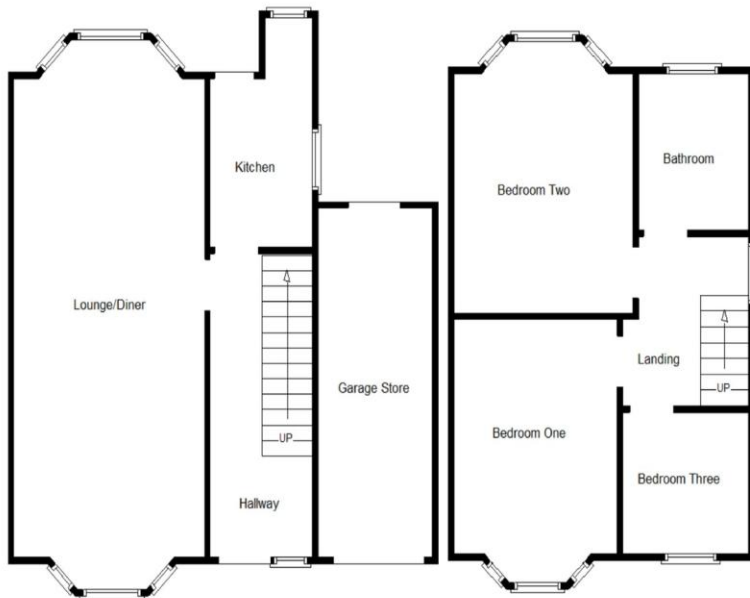
Being split level with a raised gravel patio area, fencing to boundaries and courtesy door to

### Narrow Side Garage Store

With side hung doors to property frontage

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
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.