



smarthomes

Braemar Road

Solihull, West Midlands, B92 8BU

- A Well Presented Detached Family Home
- Three Double Bedrooms
- Modern Fitted Kitchen
- Modern Family Bathroom

Offers in Region of £350,000

EPC Rating - 61

Current Council Tax Band - D





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.

A well presented three bedroom detached family home situated in a most convenient location within walking distance of Olton Train Station. The property would benefit from some cosmetic improvement however offers accommodation comprising a through lounge/diner, modern fitted kitchen, three double bedrooms, modern family bathroom, driveway parking and a private West facing rear garden with outbuilding



The property is set back from the road behind a newly laid block edged tarmac driveway providing off road parking extending to a UPVC double glazed door with obscure windows to sides leading into

Enclosed Porch

With an obscure single glazed door with matching leaded side windows leading into

Entrance Hallway

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

Through Lounge/Diner

Lounge Area to Front

15' 8" x 11' 9" (4.8m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, dado rail, wall and ceiling light points, exposed floorboards, electric fire with marble hearth and inlay and a wooden surround and opening into



Dining Area to Rear

15' 8" x 10' 9" (4.8m x 3.3m) With UPVC double glazed French doors with matching side windows leading to rear garden, two wall mounted radiators, dado rail, coving to ceiling, exposed floorboards and ceiling light point



Modern Fitted Kitchen to Rear

10' 5" x 7' 2" (3.2m x 2.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 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, integrated dishwasher, tiling to splash back areas, radiator, laminate flooring, ceiling light point, double glazed door to garden and double glazed windows to the side and rear aspects

Landing

With exposed floorboards, ceiling light point, double glazed window to side, loft hatch and door leading off to

Bedroom One to Front

15' 8" x 8' 6" (4.8m x 2.6m) With double glazed bay window to front elevation, coving to ceiling, a range of built in wardrobes, radiator and ceiling light point





Bedroom Two to Rear

15' 5" x 10' 5" (4.7m x 3.2m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 6" x 7' 10" (2.6m x 2.4m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

Modern Family Bathroom to Rear

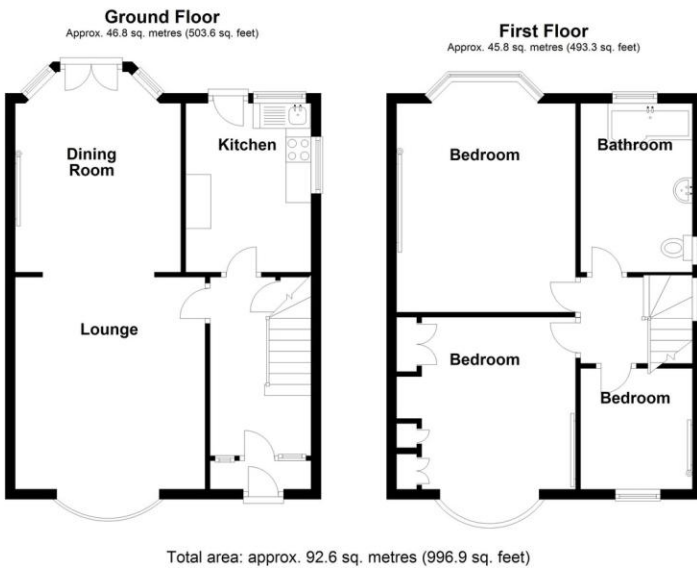
8' 2" x 7' 2" (2.5m x 2.2m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations

Private West Facing Rear Garden

Being mainly laid to lawn with paved patio areas, cold water tap, panelled fencing to boundaries and access to

Out Building

14' 9" x 8' 6" (4.5m x 2.6m) With UPVC double glazed access doors, space and plumbing for washing machine and power 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 vendor. Current council tax band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(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.