



smarthomes

Brookvale Road

Solihull, West Midlands , B92 7JB

- An Extended Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

Offers Over £300,000

EPC Rating - 53

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.

The property is set back from the road behind a gravel driveway providing off road parking with a lawn area to side and a double glazed door leading into

Enclosed Porch

With a further double glazed door leading to



Entrance Hallway

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

Reception Room One to Front

13' x 12' (3.96m x 3.66m) With double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Extended Reception Room Two to Rear

19' 10" x 10' 6" (6.05m x 3.2m) With a wall mounted radiator, ceiling light point, a feature Adam style fire surround with living flame gas fire and a double glazed door and window to rear



Extended Fitted Kitchen to Rear

14' x 8' 1" (4.27m x 2.46m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Integrated oven, space and plumbing for washing machine, tiling to splash back areas, two ceiling light points and two double glazed windows to the rear aspect, double glazed door to side and door to



Guest W.C

Being fitted with a modern white low flush W.C and wall mounted wash hand basin, radiator and ceiling light point

Landing

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



Bedroom One to Front

12' 11" x 10' 9" (3.94m x 3.28m) With double glazed bay window to front elevation, triple fitted wardrobes, radiator and ceiling light point

Bedroom Two to Rear

11' 6" x 9' (3.51m x 2.74m) With double glazed window to rear elevation, picture rail, radiator and ceiling light point



Bedroom Three to Front

9' 7" x 5' 11" (2.92m x 1.8m) With double glazed oriel window to front elevation, radiator and ceiling light point

Family Bathroom to Side

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, tiling to splash prone areas, ceiling light point and two obscure double glazed windows to the side elevation



Rear Garden

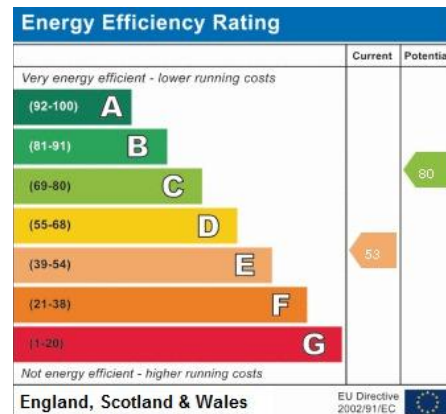
Being mainly laid to lawn with paved patio area, gravel border, timber framed shed, planted shrubs and panelled fencing to boundaries

Garage

Located at the side of the property with side hung wooden 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 - D



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