



smarthomes

## Broadwell Road

Solihull, West Midlands, B92 8QH

- A Beautifully Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Re-Fitted Kitchen/Diner
- Modern Family Bathroom

**£322,500**

EPC Rating 41

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 driveway providing off road parking with a gravel border, a variety of mature shrubs and bushes and a composite front door leading into



### Enclosed Porch

With double glazed windows, laminate flooring, light point and a further single glazed door leading to

### Entrance Hallway

With two ceiling light points, laminate flooring, useful storage cupboard, radiator, stairs leading to the first floor accommodation and doors leading off to

### Lounge to Rear

14' 5" x 12' 5" max (4.4m x 3.8m max) With UPVC double glazed sliding patio doors leading to rear garden, two UPVC double glazed windows to side, wall mounted radiator, ceiling light point and log burning stove with tiled hearth



### Dual Aspect Re-Fitted Kitchen/Diner

18' 8" x 9' 10" (5.7m x 3m) Being re-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. Eye level double oven and grill, integrated microwave, integrated dishwasher and integrated fridge and freezer. Breakfast bar, tiling to splash back areas, laminate flooring, radiator, ceiling light point and spot lights and double glazed windows to the front and rear aspects



### Landing

With ceiling light point, UPVC double glazed window to front, further porthole style obscure double glazed window to front, loft hatch, radiator, airing cupboard and door leading off to

### Bedroom One to Rear

12' 10" x 10' 4" (3.91m x 3.15m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Two to Rear

11' 5" x 11' 7" (3.5m x 3.53m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

9' 10" x 7' 2" (3m x 2.2m) With double glazed window to front elevation, radiator and ceiling light point



### Modern Family Bathroom to Side

7' 10" x 5' 2" (2.4m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wash hand basin and a low flush W.C. Wall mounted storage heater, tiling to full height, ceiling light point and an obscure double glazed window to the side elevation

### South Facing Rear Garden

Being mainly laid to lawn with paved patio areas, mature shrubs and bushes and panelled fencing to boundaries



### Garage

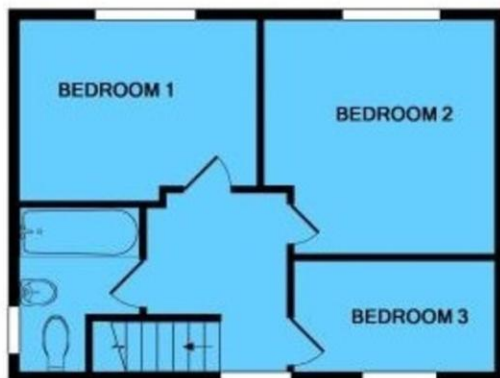
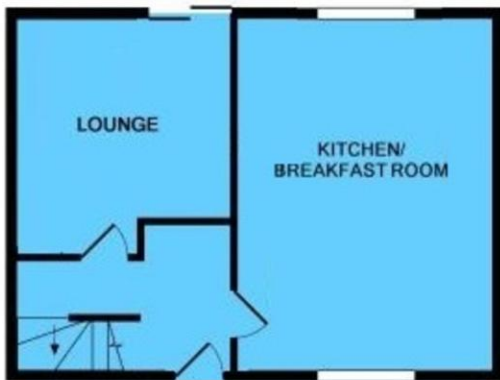
20' 8" x 7' 10" (6.3m x 2.4m) Located at the side of the property with side hung wooden doors to front and rear for vehicular access, ceiling light point, access gardeners W.C and access to

### Outbuilding/Utility

10' 2" x 4' 7" (3.1m x 1.4m) With space and plumbing for washing machine and tumble dryer and a single glazed obscure window to rear

### 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>		7.5
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	4.1	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.