



smarthomes

Dene Court Road

Solihull, West Midlands, B92 8DG

- An Extended Traditional Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- South/Westerly Facing Rear Garden

£325,000

EPC Rating - D

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 extending to a hardwood framed double glazed door leading into

Enclosed Porch

With a further obscure glazed door leading to



Entrance Hallway

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

Dining Room to Front

13' 9" x 10' 7" (4.19m x 3.23m) With hardwood framed double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Extended Lounge to Rear

19' 7" x 11' 7" (5.97m x 3.53m) With double glazed window to rear elevation, radiator, wall and ceiling light points and a gas fire with wooden surround

Extended Breakfast Kitchen to Rear

18' 8" x 7' 3" (5.69m x 2.21m) With fitted wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker, radiator, ceiling light points, windows to side and rear elevations and wooden door to



Utility Area & Garden Room

With windows overlooking rear garden, glazed door leading to rear garden, roof window, ceiling light point, sink, built in storage cupboard, door to garage and door to

Ground Floor Shower Room

With a tiled shower enclosure, wash hand basin, mid flush W.C and ceiling light point



Landing

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

Bedroom One to Front

14' 2" x 10' 6" (4.32m x 3.2m) With hardwood framed double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

13' 3" x 9' 3" (4.04m x 2.82m) With double glazed bay window to rear elevation, fitted wardrobes, radiator and ceiling light point





Bedroom Three to Rear

8' 3" x 8' 1" (2.51m x 2.46m) With double glazed window to rear elevation, fitted wardrobe, radiator and ceiling light point

Bathroom to Front

Being fitted with a coloured suite comprising of a panelled bath and pedestal wash hand basin. Radiator, airing cupboard, tiling to splash prone areas, ceiling light point and an obscure hardwood framed double glazed window to the front elevation

Separate W.C

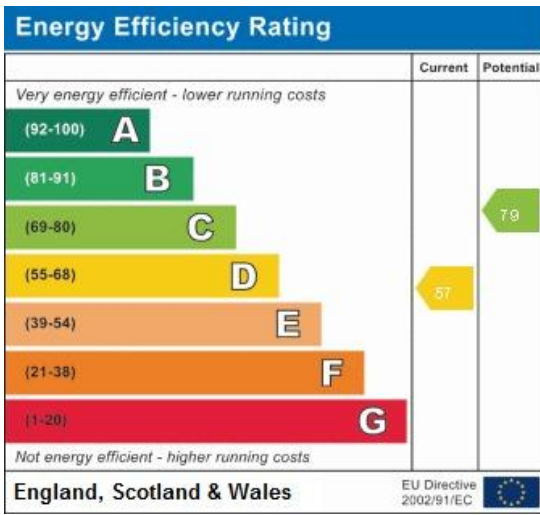
With a mid flush W.C, ceiling light point and obscure window to side

South/Westerly Facing Rear Garden

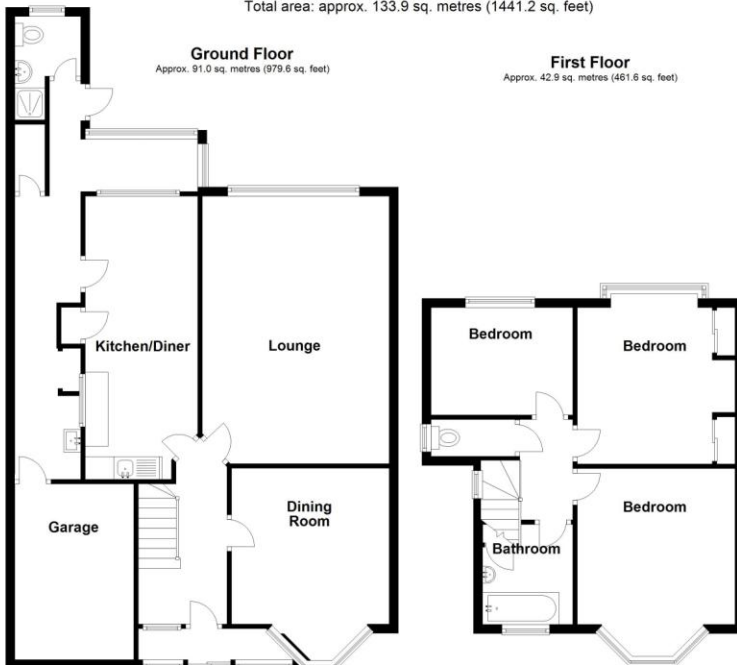
Being mainly laid to lawn with paved patio area, well stocked shrub borders and hedging and panelled fencing to boundaries

Garage

16' 3" x 7' 1" (4.95m x 2.16m) Located at the side of the property with side hung doors for vehicular access, wall mounted gas central heating boiler and courtesy door to utility



Total area: approx. 133.9 sq. metres (1441.2 sq. feet)



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