



smarthomes

Knightsbridge Road

Solihull, West Midlands, B92 8RF

- A Beautifully Presented Semi Detached Family Home
- Three Double Bedrooms
- Contemporary Dining Kitchen
- South West Facing Rear Garden Backing On To Canal

£375,000

EPC Rating - 63

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 garage door and UPVC double glazed double doors leading into

Enclosed Porch

With double glazed windows, laminate flooring, lighting and UPVC door with obscure glazed insert leading through to



Entrance Hallway

With laminate flooring, ceiling light point, radiator, coving to ceiling, obscure windows to front, stairs leading to the first floor accommodation with feature glazed balustrade and doors leading off to

Lounge to Front

13' 9" x 10' 2" (4.2m x 3.1m) With double glazed bay window to front elevation, feature radiator, ceiling light point, coving to ceiling and double doors leading through to



Contemporary Dining Kitchen to Rear

19' 4" x 13' 9" (5.9m x 4.2m) Being fitted with a range of wall, drawer and base units incorporating wine rack and glazed display cabinets with complementary Quartz work surfaces and matching upstands, Belfast sink with mixer tap, four ring hob, inset electric oven, integrated dishwasher, eye-level microwave oven, fridge freezer and wine fridge, breakfast bar seating area, vertical radiator, ceiling light points, coving to ceiling, herringbone flooring, double glazed bay window to rear incorporating French doors leading out to the South West facing rear garden, further double glazed window to rear and UPVC obscure double glazed door to side passage



Guest WC

With low flush WC, laminate flooring and ceiling light point

Side Passage

With polycarbonate roof, UPVC obscure double glazed door to rear garden and out-building housing boiler

Accommodation on the First Floor

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 10' 2" (4.1m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

14' 1" x 10' 5" (4.3m x 3.2m) With double glazed bay window to rear elevation, feature panelling to wall, radiator and ceiling light point



Bedroom Three to Rear

8' 6" x 7' 2" (2.6m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

7' 2" x 5' 10" (2.2m x 1.8m) Being fitted with a vanity sink and p-shaped panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, obscure double glazed window to front, marble effect tiling to walls and floor, ladder style radiator and spot lights to ceiling



Separate WC

With obscure double glazed window to side, low flush WC, vanity sink with feature mixer tap, marble effect tiling to half height and floor and ceiling light point

South West Facing Rear Garden

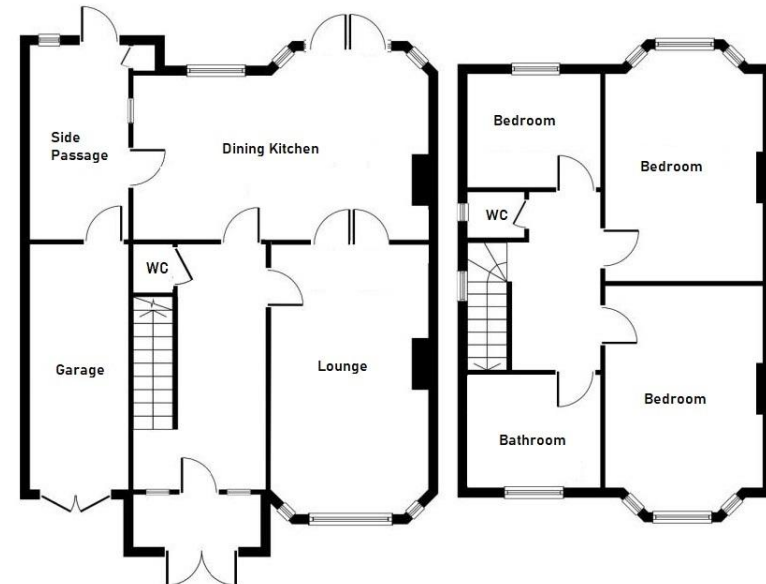
Backing on to the canal and being mainly laid to lawn with paved patio, fencing and hedging to boundaries, greenhouse and a variety of mature shrubs and bushes

Garage

15' 5" x 6' 10" (4.7m x 2.1m) With metal garage doors to driveway

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)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	83	
(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.