



smarthomes

## Foredrove Lane

Solihull, West Midlands, B92 9NZ

- An End Terrace Property Requiring Some Internal Finishing
- Three Bedrooms
- Modern Lounge & Conservatory
- Kitchen Opening to Dining Room

**£200,000**

EPC Rating 60

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 lawned fore garden with paved pathway extending to obscure double glazed composite front door leading through to



### **Entrance Hallway**

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

### **Kitchen to Rear**

11' 5" x 6' 10" (3.5m x 2.1m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit, tiling to splashback areas, space for cooker with extractor over, space and plumbing for washing machine and tumble dryer, ceiling light point, double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden and opening through to

### **Dining Room to Rear**

8' 2" x 10' 2" (2.5m x 3.1m) With ceiling light point, double glazed French doors leading through to conservatory, radiator, door to useful storage cupboard and doors leading through to

### **Lounge to Front**

14' 9" x 11' 5" (4.5m x 3.5m) With double glazed window to front elevation, laminate flooring, ceiling light point, radiator and part glazed door to hallway

### **Conservatory**

9' 6" x 8' 2" (2.9m x 2.5m) With double glazed windows, polycarbonate roof and double glazed door leading out to the rear garden

### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, useful storage cupboard, opening through to third bedroom area and doors leading off to

#### **Bedroom One to Front**

9' 10" x 11' 5" (3.0m x 3.5m) With double glazed window to front elevation, radiator, ceiling light point and useful storage cupboard

#### **Bedroom Two to Rear**

9' 10" x 6' 10" (3.0m x 2.1m) With double glazed window to rear elevation and ceiling light point





**Bedroom Three to Front**

8' 2" x 9' 6" (2.5m x 2.9m) With double glazed window to front elevation and ceiling light point

**Separate WC**

With obscure double glazed window to rear elevation, low flush WC and ceiling light point

**Shower Room to Rear**

9' 10" x 5' 2" (3.0m x 1.6m) With pedestal wash hand basin, shower enclosure with thermostatic shower and metro style tiling, obscure double glazed window to rear, tiling to water prone areas, radiator, ceiling light point and wall mounted Worcester Bosch boiler

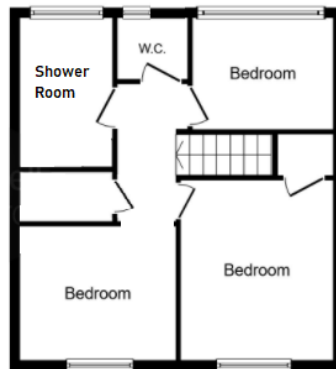
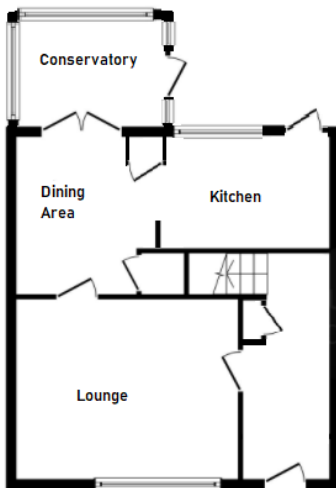


**West Facing Rear Garden**

With paved patio, picket fencing, fencing and walls to boundaries, timber shed and mature trees

**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



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>	6.0	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.