



smarthomes

St. Gerards Road

Solihull, B91 1UD

- A Traditional Semi-Detached Family Home
- Three Bedrooms
- South/Westerly Facing Rear Garden
- No Upward Chain

Offers in Region of £415,000

EPC Rating - 55

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 paved driveway providing off road parking with a laid lawn area to side, planted shrubs and timber framed double doors leading into

Enclosed Porch

With an obscure double glazed door with matching side windows leading to



Entrance Hallway

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

Through Lounge/Diner

25' x 11' 7" max (7.62m x 3.53m max) With a UPVC double glazed bay window to front elevation, double glazed sliding patio doors to rear garden, wall mounted gas fire, two wall mounted radiators and two ceiling light points



Fitted Kitchen to Rear

8' 9" x 7' 3" (2.67m x 2.21m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding electric cooker, pantry, tiling to splash back areas, ceiling light point, a double glazed window to the rear aspect and an obscure glazed door to

Sun Room/Utility

9' 2" x 7' 6" min (2.79m x 2.29m min) With double glazed windows, polycarbonate roof, double glazed door leading out to the rear garden, space and plumbing for washing machine, door to garage and door to



Guest W.C

With a close coupled W.C and obscure double glazed window to side

Landing

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

Bedroom One to Front

12' 11" x 11' 6" (3.94m x 3.51m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes with top boxes and vanity area



Bedroom Two to Rear

12' 6" x 12' 6" (3.81m x 3.81m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes with top boxes and vanity area

Bedroom Three to Front

10' 7" x 9' max (3.23m x 2.74m max) With double glazed window to front elevation, over stairs storage, radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, bidet and a low flush W.C. Wall mounted extractor, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, well stocked shrub borders, timber framed shed, side access and panelled fencing to boundaries

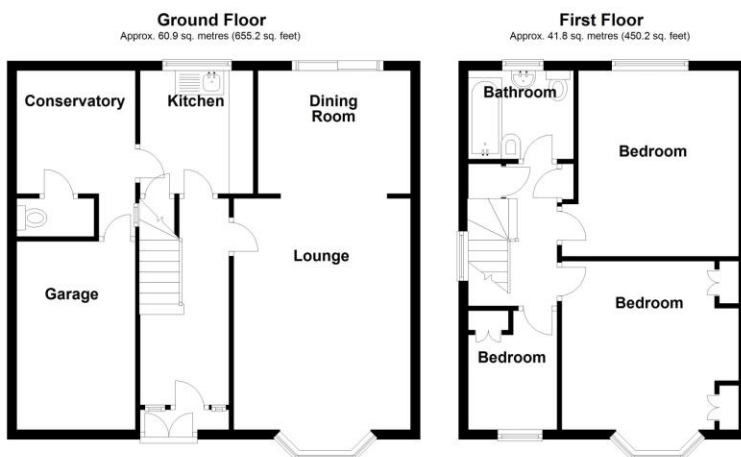


Garage

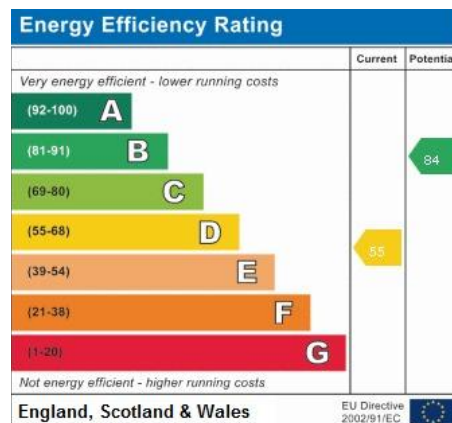
15' x 7' 6" (4.57m x 2.29m) Located at the side of the property with side hung doors for vehicular access, ceiling light point and courtesy door to sun room

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 - D



Total area: approx. 102.7 sq. metres (1105.4 sq. feet)



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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.