



smarthomes

## Rouncil Close

Solihull, West Midlands, B92 9PJ

- A Beautifully Presented & Refurbished End Terrace Property
- Three Bedrooms
- Re-Fitted Dining Kitchen With Integrated Appliances
- West Facing Rear Garden
- No Upward Chain

**£275,000**

EPC Rating 70

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 gated side access, door to storage and part glazed composite front door leading through to

### **Entrance Hall**

With laminate flooring, radiator, spot lights to ceiling, stairs leading to the first floor accommodation and door leading through to



### **Lounge to Front**

15' 5" x 11' 9" (4.7m x 3.6m) With feature full length window to front elevation, spot lights to ceiling, radiator and part glazed door leading through to

### **Re-Fitted Dining Kitchen to Rear**

14' 9" x 10' 9" (4.5m x 3.3m) Being re-fitted with a range of wall, drawer and base units incorporating wine rack with complementary marble effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with glazed splashback and extractor canopy over, inset electric oven, integrated dishwasher, washing machine, fridge and freezer, radiator, spot lights to ceiling, wood effect flooring, double glazed window to rear and double glazed sliding patio doors leading out to the West facing rear garden



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

#### **Landing**

With ceiling spot lights, loft access, airing cupboard housing Worcester Bosch boiler and doors leading off to

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

13' 1" x 8' 2" (4.0m x 2.5m) With double glazed window to front elevation, radiator, LED spot lights to ceiling and double doors to built-in wardrobe







### Bedroom Two to Rear

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, radiator. LED spot lights to ceiling and built-in cupboard

### Bedroom Three to Front

9' 10" x 6' 2" (3.0m x 1.9m) With double glazed window to front elevation, radiator, laminate flooring, LED spot lights to ceiling and useful over-stairs storage cupboard

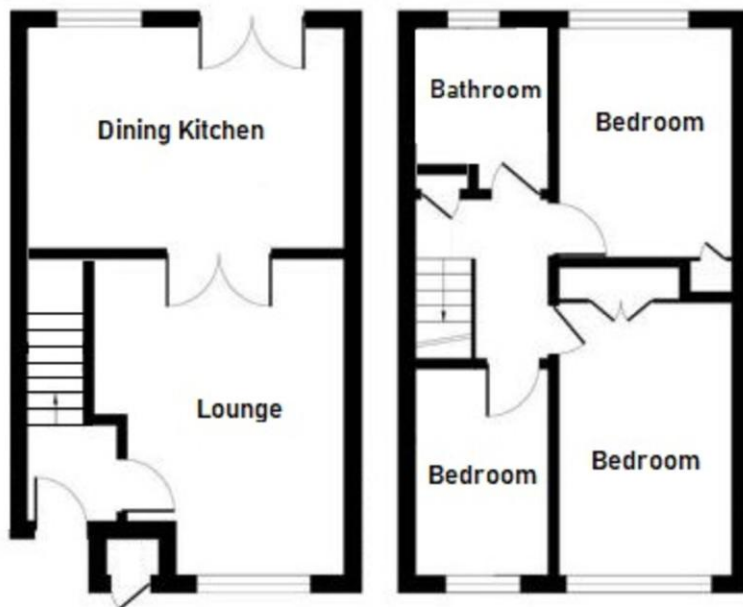
### Re-Fitted Family Bathroom to Rear

6' 2" x 6' 2" (1.9m x 1.9m) Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, aqua-panelling to water prone areas, laminate flooring, ladder style radiator and LED spot lights to ceiling



### West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access to front and timber potting shed



**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>		85
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(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.