



smarthomes

## Farmstead Road

Solihull, B92 9EX

- A Spacious Ground Floor Maisonette
- Two Double Bedrooms
- Garage & Driveway Parking
- No Upward Chain

**Offers Over £159,000**

EPC Rating - 68

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 tarmac driveway providing off road parking and access to garage, laid lawn area, gated access to rear garden and a UPVC double glazed door leading into

### **Shared Entrance Hallway**

With light point and a further private front door leading into



### **Entrance Hallway**

With ceiling light point, useful storage cupboard and doors leading off to

### **Spacious Lounge/Diner to Front**

14' 5" x 9' 6" (4.39m x 2.9m) With a double glazed window to front elevation, laminate flooring, wall mounted radiator, coving to ceiling and ceiling light point



### **Fitted Kitchen to Side**

10' 9" x 8' 10" (3.28m x 2.69m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker, wall mounted gas central heating boiler, tiling to splash back areas and floor, ceiling light point and a double glazed door and window to the side aspect



### **Bedroom One to Rear**

11' 5" x 10' 9" (3.48m x 3.28m) With a double glazed window to rear elevation, wall mounted radiator and ceiling light point

### **Bedroom Two to Rear**

13' 8" x 7' 8" (4.17m x 2.34m) With a double glazed window to rear elevation, wall mounted radiator and ceiling light point

### Bathroom to Side

9' 2" x 4' 7" (2.79m x 1.4m) Being fitted with a modern white suite comprising of a panelled bath with Triton electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

### Garage

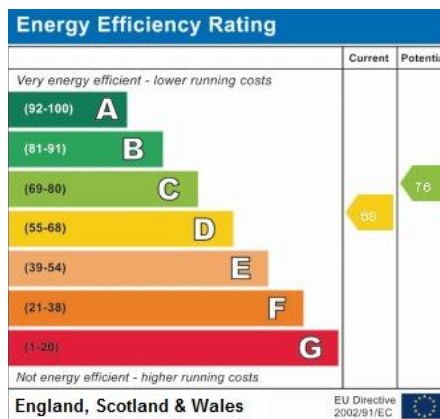
With an up and over door for vehicular access

### Shared Rear Garden

At the rear there is a shared garden separated by a paved footpath with designated gravelled patio areas extending to the rear of the garage for use sole use of the ground floor maisonette

### Tenure

We are advised by the vendor that the property is leasehold with approx. 90 years remaining on the lease, a service charge of approx. £128 per annum and a ground rent of approx. £10 per annum 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. Council tax band - C



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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.