



smarthomes



- A Well Maintained Detached Family Home in a Cul-De-Sac Location
- Four Bedrooms
- Conservatory
- South/Westerly Facing Rear Garden

Muntz Crescent, Hockley Heath, Solihull, B94 6QQ

A well maintained detached family home situated in a sought after cul-de-sac location. Offering accommodation comprising a spacious lounge, dining room, conservatory, fitted kitchen, modern guest W.C, four good size bedrooms, family bathroom, South/Westerly facing rear garden, integral garage, driveway parking and no upward chain

Offers Over £525,000

EPC Rating - C

Current Council Tax Band - E



Property Description

The property is situated on a corner plot and is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side, planted shrubs and a UPVC double glazed door with matching side window leading into

Entrance Hallway

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

Lounge to Front

16'9" x 11'9" (5.11m x 3.58m) With UPVC double glazed bay window to front elevation, wooden flooring, wall mounted radiator, wall light points, feature fireplace with marble hearth and living flame gas fire and door to





Dining Room

11' 7" x 8' 8" (3.53m x 2.64m) With a wall mounted radiator, wall lighting, wooden flooring, door to kitchen and a double glazed sliding patio door leading to



Conservatory

9' 3" x 9' (2.82m x 2.74m) With double glazed windows, polycarbonate roof, tiled flooring, ceiling light and fan and double glazed French doors leading out to the rear garden



Fitted Kitchen to Rear

13' 10" x 8' 3" (4.22m x 2.51m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and double oven below. Wall mounted gas central heating boiler, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light points and a double glazed door and window to the rear aspect

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas, wooden flooring and ceiling light point

Landing

With ceiling light point, loft hatch and door leading off to

Bedroom One to Front

12' x 11' 9" (3.66m x 3.58m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and over bed storage

Bedroom Two to Front

11' 9" x 10' 9" (3.58m x 3.28m) With double glazed window to front elevation, radiator, walk in wardrobe, further fitted wardrobe and ceiling light point

Bedroom Three to Rear

9' 6" x 7' (2.9m x 2.13m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Rear

8' 11" x 8' 9" (2.72m x 2.67m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

9' 10" x 5' 6" (3m x 1.68m) Being fitted with a white suite comprising of a panelled bath with shower attachment, separate corner shower enclosure, 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 rear elevation

South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, planted shrub borders, timber storage shed and brick built walls and panelled fencing to boundaries

Integral Garage

12' 8" x 8' 3" (3.86m x 2.51m) With an up and over door to property frontage and ceiling light point

Tenure

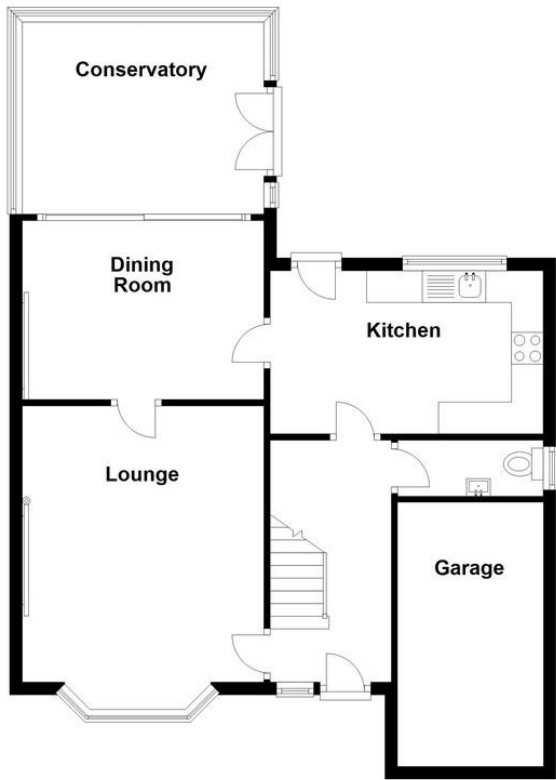
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

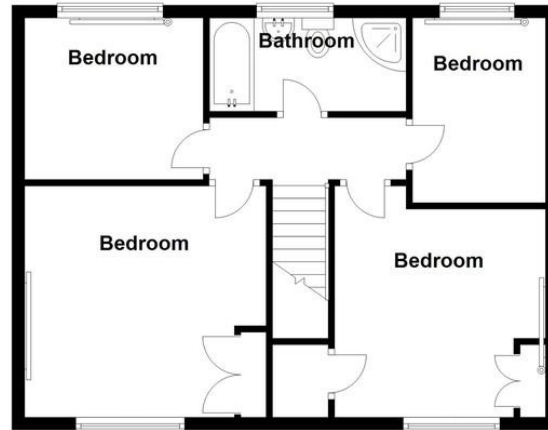
Ground Floor

Approx. 71.4 sq. metres (768.3 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 123.0 sq. metres (1323.5 sq. feet)



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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 are 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.