



**Alston Road**

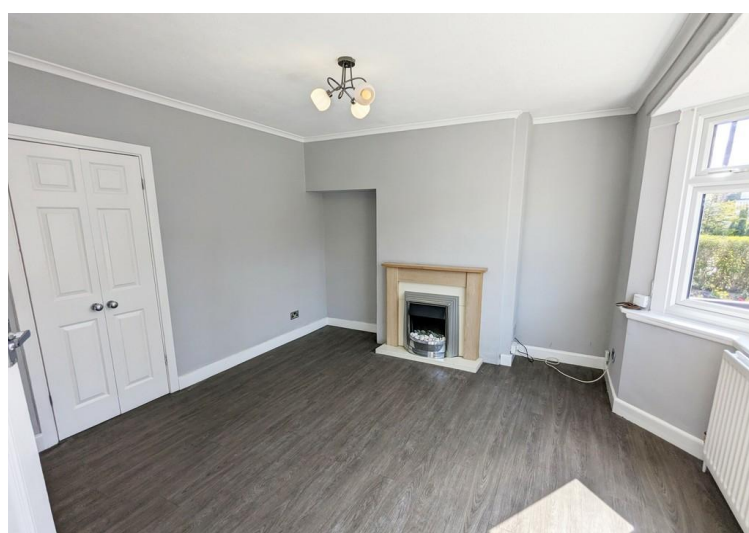
Solihull, B91 2RG

- A Very Well Presented Semi-Detached Property
- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern Family Bathroom

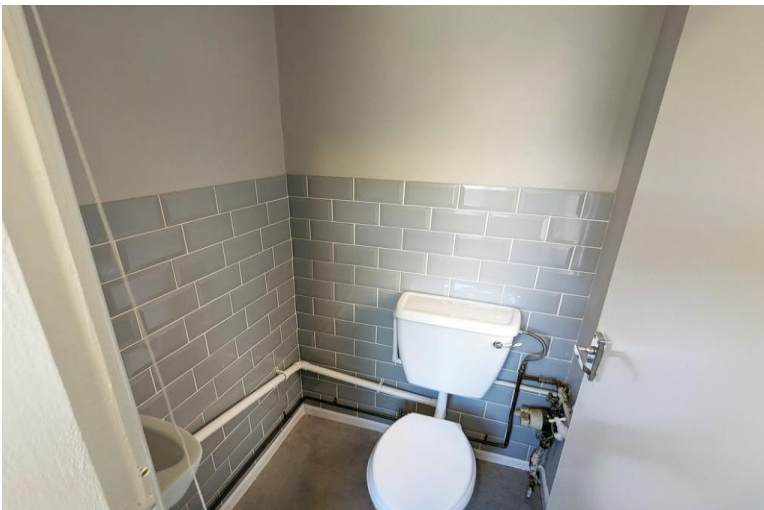
**Offers in Region of £260,000**

EPC Rating - 55

Current Council Tax Band - B







## 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 pebbled driveway providing off road parking extending to a UPVC double glazed door leading into



### **Entrance Hallway**

With ceiling light point, stairs leading to the first floor accommodation and door leading off to

### **Lounge to Front**

14' x 12' 5" (4.27m x 3.78m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, feature electric fire suite, ceiling light point, door to under stairs storage and doors to



### **Modern Fitted Kitchen to Rear**

12' 11" x 7' (3.94m x 2.13m) 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 cooker, space and plumbing for washing machine, breakfast bar, tiling to splash back areas, radiator, ceiling light point, a UPVC double glazed window to the rear aspect and opening to



### **Rear Lobby**

With a UPVC double glazed door leading to rear garden and door to

### **Guest W.C**

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



### **Landing**

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

### **Bedroom One to Front**

10' 6" x 10' (3.2m x 3.05m) With double glazed window to front elevation, radiator and ceiling light point





### Bedroom Two to Rear

12' 10" max x 8' 2" (3.91m max x 2.49m) With double glazed window to rear elevation, radiator and ceiling light point

### Modern Family Bathroom to Side

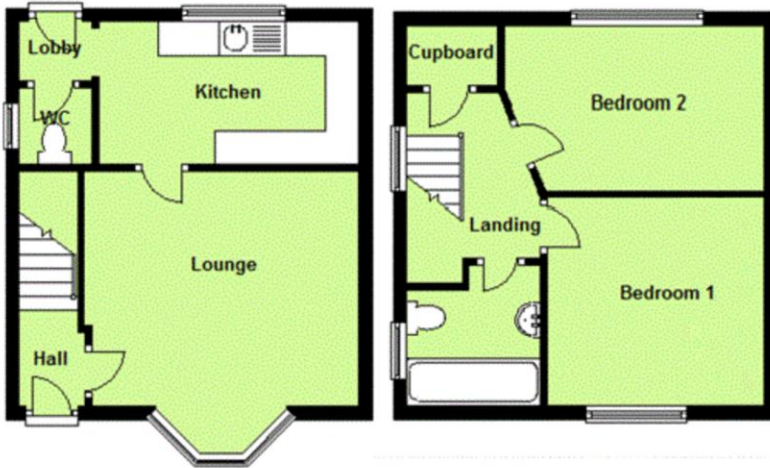
Being fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

### Private Rear Garden

Being mainly laid to lawn with paved patio area, slate chipped borders, gated side access and panelled fencing to boundaries

### 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 - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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.