



smarthomes

Braemar Road

Solihull, B92 8BS

- A Beautifully Presented & Extended Semi-Detached Property
- Three Bedrooms
- Superb Extended & Re-Fitted Family Kitchen/Diner
- Luxury Re-Fitted Family Bathroom

Offers Over £385,000

EPC Rating - 65

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 block edged tarmac driveway providing ample off road parking extending to a feature keyhole porch with an original wooden front door with coloured glass inserts and matching side windows leading into



Welcoming Entrance Hallway

With Minton tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and original wooden door leading off to

Lounge to Front

15' x 11' 8" (4.57m x 3.56m) With a UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, hard wiring for a wall mounted TV and feature stone fire surround with inset gas fire



Extended & Re-Fitted Family Kitchen/Diner

20' 5" x 17' 8" (6.22m x 5.38m) Being re-fitted with a modern range of wall, base and drawer units with a work surface over incorporating an inset sink and drainer unit with mixer tap over. Central island incorporating a 4 ring induction hob and breakfast bar. Integrated appliances including an eye level double oven and grill, microwave, larder fridge and freezer, dishwasher and wine fridge. LVT flooring, radiator, ceiling spot lights and light points, a double glazed crittall style picture window to the rear aspect and double glazed crittall style French doors leading to rear garden



Landing

With ceiling light point, feature arched window to side with coloured glass inserts and original wooden door leading off to

Bedroom One to Front

15' 7" x 10' 7" (4.75m x 3.23m) With double glazed bay window to front elevation, two double fitted wardrobes, radiator and ceiling light point

Bedroom Two to Rear

12' 5" x 11' 2" (3.78m x 3.4m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Three to Front

8' 6" x 6' 8" (2.59m x 2.03m) With double glazed window to front elevation, stripped timber effect flooring, radiator and ceiling light point





Luxury Re-Fitted Family Bathroom to Rear

Being re-fitted with a white suite comprising of a feature freestanding bath with shower attachment, pedestal wash hand basin, a low flush W.C and a separate fully tiled walk in shower. Chrome heated towel rail, feature tiling to floor, ceiling light point and an obscure double glazed window to the rear elevation

Extensive South/Westerly Facing Rear Garden

Being mainly laid to lawn with a recently laid paved patio area with retaining railway sleeper borders, panelled fencing to boundaries, well stocked shrub borders, gated side access, brick built storage room, gardeners W.C and UPVC double glazed French doors leading to brick built garden room/studio



Agents Note

Please note that this property is owned by a relative of a Director of Smart Homes Estate Agents

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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.