



smarthomes

Harvard Road

Solihull, West Midlands, B92 8EX

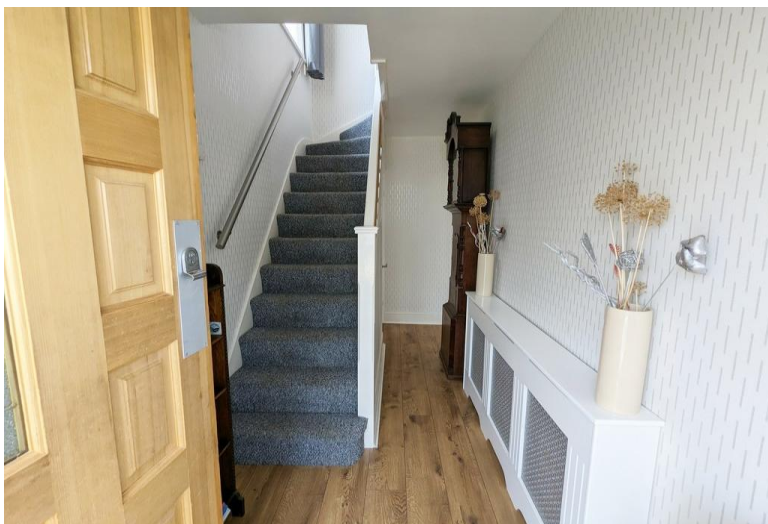
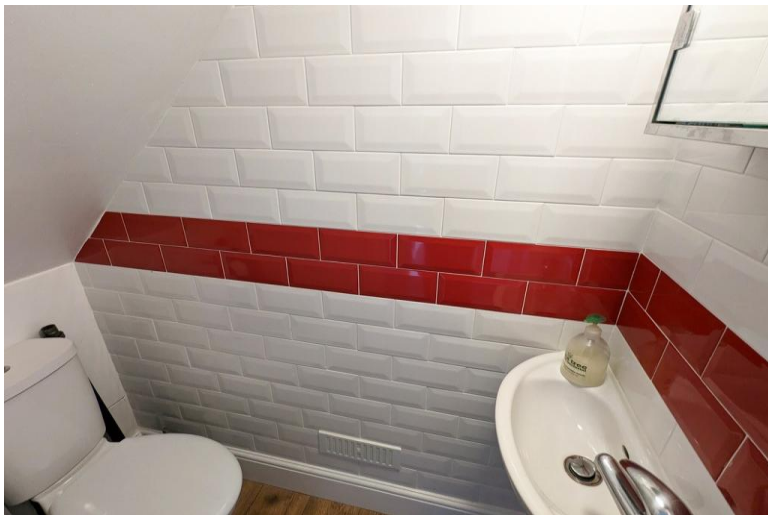
- A Well Presented Semi Detached Property
- Three Bedrooms
- Breakfast Kitchen
- South West Facing Rear Garden

£290,000

EPC Rating 66

Current Council Tax Band D





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 stone chipping driveway providing off road parking extending to paved area leading to gated side access and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows and door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation, built-in cloaks cupboard and doors leading off to

Guest WC

With low flush WC, wall mounted sink, tiling to walls, laminate flooring, extractor and ceiling light point



Breakfast Kitchen to Rear

15' 11" max x 12' 5" max (4.85m x 3.78m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for range style cooker with extractor canopy over, space and plumbing for washing machine, space for fridge freezer, vertical radiator, ceiling light points, coving to ceiling, double glazed window to side, double glazed French doors leading out to the rear garden and double doors leading through to



Lounge to Front

10' 0" x 14' 6" into bay (3.05m x 4.42m) With double glazed bay window to front elevation, wall mounted electric fire set within chimney recess, ceiling light point, coving to ceiling and vertical radiator

Accommodation on the First Floor

Landing

With double glazed window to side, loft access via drop down ladder, ceiling light point, built-in cupboard and doors leading off to



Bedroom One to Front

10' 0" x 14' 6" (3.05m x 4.42m) With double glazed bay window to front elevation, radiator, coving to ceiling, laminate flooring and ceiling light point

Bedroom Two to Rear

12' 7" x 9' 11" (3.84m x 3.02m) With double glazed window to rear elevation, radiator, laminate flooring, coving to ceiling and ceiling light point



Bedroom Three to Rear

5' 10" x 9' 0" (1.78m x 2.74m) With double glazed window to rear elevation, radiator, coving to ceiling, laminate flooring and ceiling light point

Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with shower attachment and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas, ladder style radiator and ceiling light point



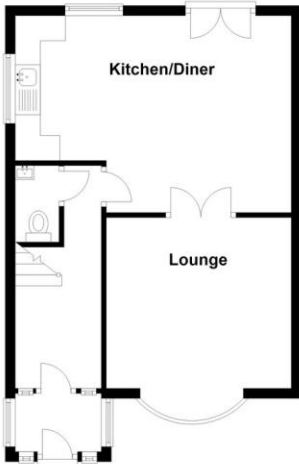
South West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway to rear paved terrace, brick built outside storage, fencing to boundaries and gated side access to driveway

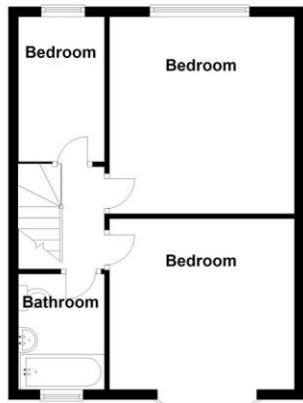
Tenure

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 - C

Ground Floor
Approx. 43.4 sq. metres (467.6 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(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.