



smarthomes



- A Spacious Semi Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms & Dining Kitchen
- Southerly Facing Rear Garden
- No Upward Chain

Ulv erley Green Road, Solihull, West Midlands, B92 8AD Offers Over £550,000

A spacious semi detached family home benefiting from no upward chain, good size Southerly facing rear garden, four double bedrooms, two reception rooms, dining kitchen, en-suite shower room, family bathroom with separate WC, ground floor shower room, utility, garage/store room and ample off-road parking. Council Tax Band – E. EPC Rating 60.



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 fore garden and tarmac driveway providing ample off road parking extending to garage doors to store area and UPVC double glazed double doors leading into



Enclosed Porch

With double glazed windows, laminate flooring, radiator and hardwood door with obscure glazed insert leading through to



Entrance Hallway

With ceiling light point, radiator, feature original window to front, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, picture rail, decorative Amtico flooring and doors leading off to



Reception Room One to Front

12' 9" x 12' 5" (3.9m x 3.8m) With double glazed bay window to front elevation, ceiling light point, picture rail, radiator, built-in storage cupboards and feature oak double doors with glazed inserts leading through to

Reception Room Two to Rear

18' 0" into bay x 12' 1" (5.5m x 3.7m) With double glazed bay incorporating French doors leading out to the good size Southerly facing rear garden, picture rail, ceiling light point, radiator and gas fireplace with marble hearth and wooden surround



Open Plan Dining Area to Rear

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window to rear elevation, ceiling light point, built-in storage cupboards, door to pantry and marble effect laminate flooring extending through to

Kitchen to Rear

12' 9" x 10' 9" (3.9m x 3.3m) Being fitted with a modern range of handle-less high gloss wall, drawer and base units with complementary work surfaces and matching upstands, inset sink with mixer tap, four ring hob with extractor over, inset eye-level double oven, grill and microwave oven, integrated dishwasher and fridge freezer, spot lights to ceiling, double glazed window to rear, UPVC double glazed door leading out to the rear garden and door to

Inner Lobby

With marble effect laminate flooring, ceiling light point, useful storage area and doors leading off to

Ground Floor Shower Room

Being fitted with a three piece white suite comprising shower cubicle with Triton electric shower, low flush WC and vanity wash hand basin, complementary tiling to walls and floor, ladder style radiator and ceiling spot lights

Utility Room

8' 6" x 6' 10" (2.6m x 2.1m) With base units, laminate work surface, space and plumbing for washing machine and tumble dryer, space for fridge freezer, ceiling light point and door to garage/store room

Accommodation on the First Floor

Landing

With loft access, ceiling light point, picture rail and doors leading off to

Bedroom One to Front

13' 1" into bay x 10' 5" up to wardrobes (4.0m x 3.2m) With double glazed bay window to front elevation, radiator, picture rail, ceiling light point and built-in wardrobes

Bedroom Two to Rear

14' 1" x 10' 2" (4.3m x 3.1m) With double glazed window to rear elevation, radiator, picture rail, ceiling light point and fitted wardrobes and storage

Bedroom Three to Rear

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window to rear elevation, radiator, picture rail, ceiling light point and useful storage cupboard

Dual Aspect Bedroom Four

9' 10" x 7' 6" (3.0m x 2.3m) With double glazed windows to front and rear elevations, radiator, ceiling light point and door to

En-Suite Shower Room

Being fitted with a three piece white suite comprising over-sized walk-in shower with electric shower, low flush WC with built-in sink, obscure double glazed window to rear, aqua-panelling to walls, ladder style radiator and ceiling spot lights

Family Bathroom to Front

8' 2" x 6' 6" (2.5m x 2.0m) Having a panelled bath with telephone effect mixer tap with shower attachment, electric shower over and glazed screen, vanity wash hand basin with feature decorative tiling to splashback, obscure double glazed window to front, aqua-panelling to water prone areas, ladder style radiator, ceiling light point and fitted storage cupboard

Separate WC

With obscure double glazed window to side, low flush WC with built-in sink, aqua-panelling to walls and ceiling light point

Good Size Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway to paved terrace to rear, mature shrubs and bushes and fencing and hedging to boundaries

Garage/Store Room

7' 10" x 10' 5" (2.4m x 3.2m) With garage doors to driveway, ceiling light point and fitted wall and base units with laminate work surface

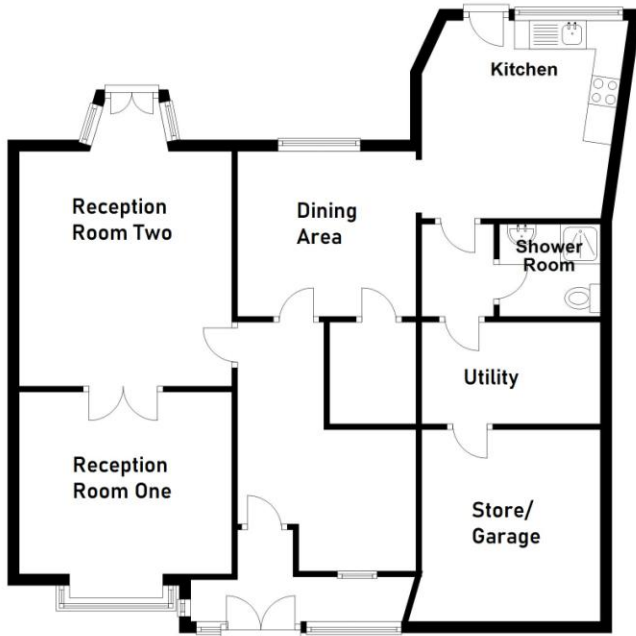
Tenure

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



Ground Floor

Approx. 90.6 sq. metres (975.3 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 150.6 sq. metres (1621.4 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 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.