



smarthomes



- A Versatile & Well Presented Three Storey Town House
- Three Good Size Bedrooms
- En-Suite Shower Room
- Sitting Room & Spacious Lounge

## Bisbrook Croft, Solihull, B91 2LQ

A versatile and well presented three storey town house in a cul-de-sac location within walking distance to Solihull Town Centre with a sitting room, dining kitchen, utility room, guest W.C, spacious first floor lounge, three good size bedrooms, en-suite shower room family bathroom, two parking spaces and rear garden

£325,000

EPC Rating - C

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 situated in a quiet cul-de-sac location and stands back from the road behind two conveniently situated parking spaces to the front, side passage and paved pathway leading to canopy porch with double glazed entrance door leading through to





### **Spacious Entrance Hallway**

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

### **Sitting Room to Front**

10' 4" x 9' (3.15m x 2.74m) With UPVC double glazed window to front elevation, television point, radiator and archway leading through to



### **Dining Kitchen to Rear**

16' 7" x 9' (5.05m x 2.74m) Being fitted with a range of wall, drawer and base units, granite effect roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset eye level electric double oven, space and plumbing for dishwasher, space for fridge/freezer, tiled flooring, radiator, ample space for dining table, UPVC double glazed French doors leading out to the rear garden and door leading into



### **Utility Room to Rear**

5' 5" x 5' 3" (1.65m x 1.6m) With extractor fan, wall mounted gas central heating boiler, sink and drainer unit, ceramic tiled splashback, central heating programmer, space and plumbing for washing machine, tiled flooring, a UPVC double glazed window to rear elevation and radiator

### **Guest W.C**

With a low flush W.C, wash hand basin, tiled splashback, tiled effect floor covering, radiator and extractor fan

### **First Floor Landing**

With radiator, stairs leading to the second floor accommodation and doors leading off to

### **Spacious Lounge to Front**

15' 1" x 10' 5" (4.6m x 3.18m) With coving to ceiling, two UPVC double glazed windows to front elevation and two radiators

### **Bedroom One to Rear**

13' x 8' 7" (3.96m x 2.62m) With two UPVC double glazed windows to rear elevation, radiator, two built-in double wardrobes and door leading into

### **En-Suite Shower Room**

7' x 4' 9" (2.13m x 1.45m) Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin. Ceramic tiled splashbacks, shaver point, extractor fan, radiator and tile effect floor covering

### **Second Floor Landing**

Having an airing cupboard housing hot water cylinder with shelf over and doors leading off to

### **Bedroom Two to Rear**

15' 1" x 10' 9" (4.6m x 3.28m) With some restricted head height, radiator, built-in double wardrobe and two Velux windows to rear with fitted blinds

### **Bedroom Three to Front**

15' 1" x 8' 10" (4.6m x 2.69m) With some restricted head height, two UPVC double glazed windows to front elevation and radiator

### **Family Bathroom**

7' x 5' 6" (2.13m x 1.68m) 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. Ceramic tiled splashbacks, radiator, shaver point, extractor fan and tile effect floor covering



## Rear Garden

Being mainly laid to lawn with stone chipped patio areas, planted shrub borders with retaining railway sleepers, panelled fencing to sides and rear and gated side passage

## 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. Council tax band – D

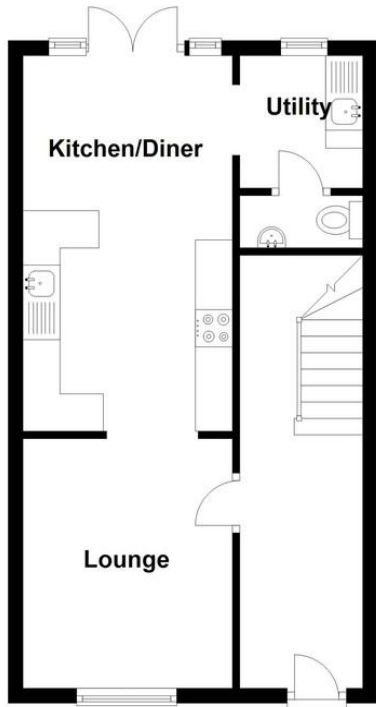


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>	77		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



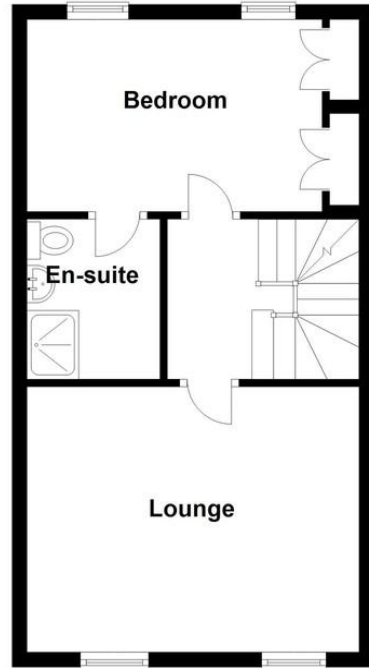
### Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



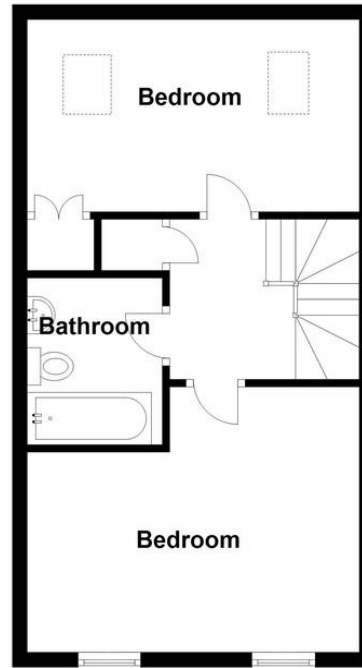
### First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



### Second Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 115.0 sq. metres (1238.1 sq. feet)



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

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto: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.