



smarthomes

Berkswell Close

Solihull, B91 2EH

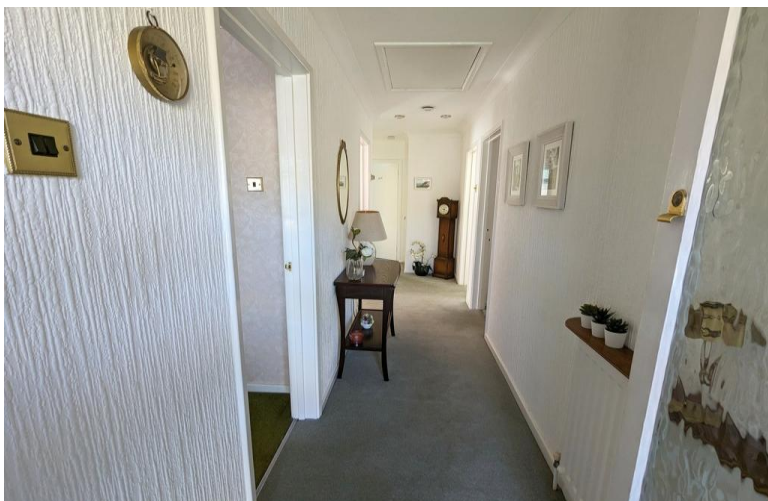
- A Very Well Maintained Semi-Detached Bungalow
- Three Bedrooms
- Private South Facing Rear Garden
- No Upward Chain

£399,950

EPC Rating - TBC

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 tarmac driveway providing off road parking with a laid lawn to side, planted shrubs and bushes and glazed double doors leading into



Enclosed Porch

With a further glazed door leading to

Entrance Hallway

With ceiling spot lights, radiator, access to loft space via a drop down ladder, cloaks cupboard, further storage cupboard housing a gas central heating boiler and doors leading off to

Lounge to Rear

14' x 11' 2" (4.27m x 3.4m) With UPVC double glazed sliding patio doors leading to rear garden, stone effect fire surround with slate hearth and electric fire, wall mounted radiator and ceiling light point



Fitted Kitchen to Rear

9' 6" x 7' 11" (2.9m x 2.41m) 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, further incorporating a 4 ring ceramic hob with extractor hood over. Electric double oven and grill, tiling to splash back areas, radiator, ceiling light point, pantry cupboard with shelving and a double glazed window and door combo leading to



Utility Room

8' 11" x 7' 11" (2.72m x 2.41m) Fitted with a range of base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, UPVC double glazed windows to side and rear elevations, UPVC double glazed door to rear garden, glass roof, ceiling light point and courtesy door to garage



Bedroom One to Front

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

Bedroom Two to Front

10' 6" x 10' 2" (3.2m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Side

10' x 7' 7" (3.05m x 2.31m) With double glazed window to side elevation, radiator, fitted double wardrobe and ceiling light point

Shower Room to Rear

Being fitted with a suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

Private South Facing Rear Garden

This delightful manicured rear garden is mainly laid to lawn with paved patio area, panelled fencing to boundaries and well stocked flowering shrub borders

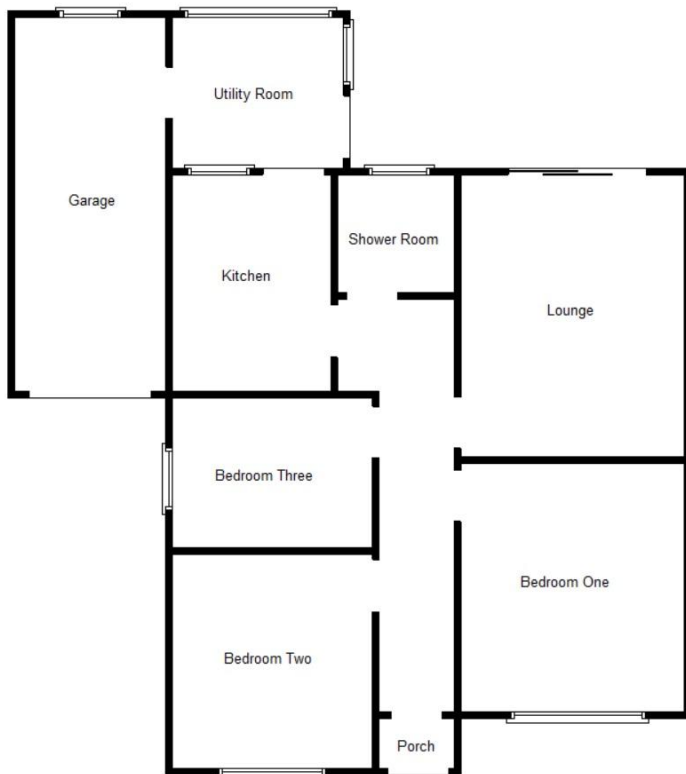


Garage

17' x 7' 8" (5.18m x 2.34m) Located at the side of the property with side hung doors for vehicular access, ceiling light point, UPVC double glazed window to rear and courtesy door to utility room

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 - D



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