



- A Well Maintained & Extended Semi-Detached Property
- Three Bedrooms
- Three Reception Rooms
- On a Corner Plot Offering Potential for Further Extension

**Bramcote Drive, Solihull, B91 2HT**

A well maintained and extended semi-detached property situated on a corner plot offering potential for further extension subject to planning consent. Offering accommodation comprising two reception rooms, fitted kitchen, utility room, guest W.C, three bedrooms, modern family shower room, Southerly facing rear garden, rear garage and driveway and no upward chain

**£350,000**

**EPC Rating - 69**

**Current Council Tax Band - D**



## Draft Sales Brochure

## 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 lawned fore garden which extends around to the side of the property with planted shrubs and bushes. A block paved pathway extends to a UPVC double glazed door leading into



### Enclosed Porch

With a further door with side windows leading to

### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage area and door leading off to

### Reception Room One to Front

17' 2" x 10' 10" (5.23m x 3.3m) With a UPVC double glazed bay window to front elevation, wall mounted radiator, wall light points and a marble fireplace with a coal effect electric fire

### Reception Room Two to Rear

11' x 9' 6" (3.35m x 2.9m) With a UPVC double glazed bow window to rear elevation, radiator, wooden flooring and ceiling light point

### **Fitted Kitchen to Rear**

10' 11" x 7' 3" (3.33m x 2.21m) 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. Space for freestanding electric cooker, tiling to splash back areas, under stairs storage cupboard, ceiling light point, a UPVC double glazed window to the rear aspect and an obscure glazed door to

### **Dual Aspect Reception Room Three**

11' 6" x 9' 4" (3.51m x 2.84m) With UPVC double glazed windows to front and side elevations, a UPVC double glazed door to property frontage, wooden flooring, radiator, ceiling light point and door to

### **Utility Room**

5' 6" x 5' 5" (1.68m x 1.65m) With a fitted full height storage unit, fitted work surface, space and plumbing for washing machine, UPVC double glazed door and window to rear, wooden flooring, ceiling light point and sliding door to

### **Guest W.C**

Being fitted with a white suite comprising a mid flush W.C and wall mounted wash hand basin. Obscure double glazed window to rear, tiling to splash back areas, wooden flooring and ceiling light point

### **Landing**

With ceiling light point, obscure double glazed window to side, loft hatch, airing cupboard with central heating boiler and doors leading off to

### **Bedroom One to Front**

15' 7" x 10' 10" (4.75m x 3.3m) With double glazed bay window to front elevation, radiator and ceiling light point

### **Bedroom Two to Rear**

12' 10" x 11' 3" (3.91m x 3.43m) With double glazed window to rear elevation, radiator and ceiling light point

### **Bedroom Three to Front**

7' x 6' (2.13m x 1.83m) With double glazed window to front elevation, radiator and ceiling light point

### **Modern Family Shower Room to Rear**

Being fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation

### **Southerly Facing Rear Garden**

Being mainly laid to lawn with paved patio area, timber storage shed, planted shrubs and bushes, panelled fencing to boundaries and a rear courtesy gate leading to

### **Rear Driveway**

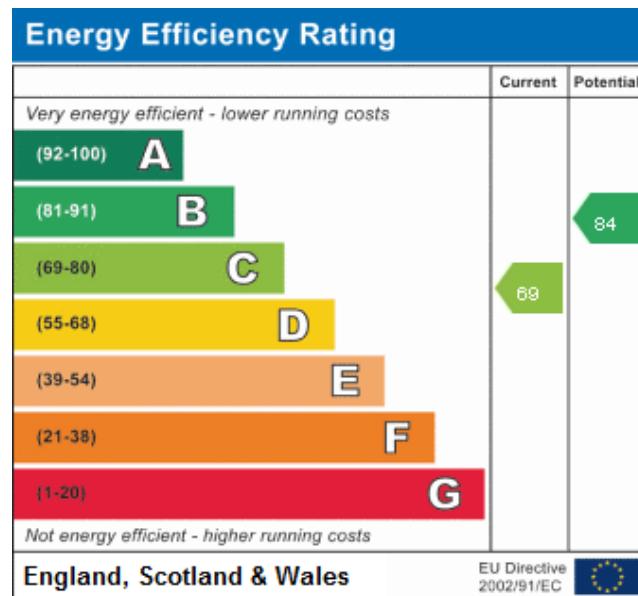
A tarmacadam driveway providing off road parking with an up and over garage door giving access to

## Rear Garage

15' 10" x 8' 6" (4.83m x 2.59m) With power and light point

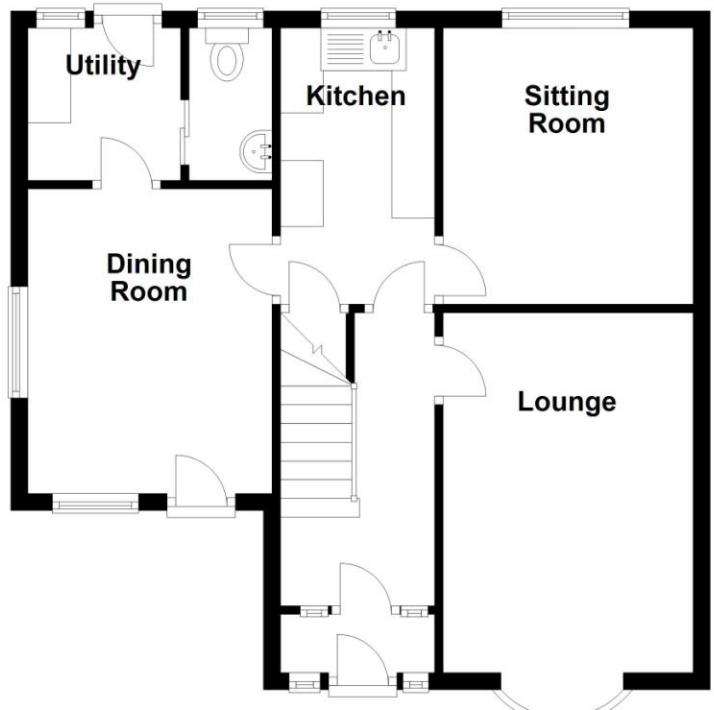
## Tenure

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



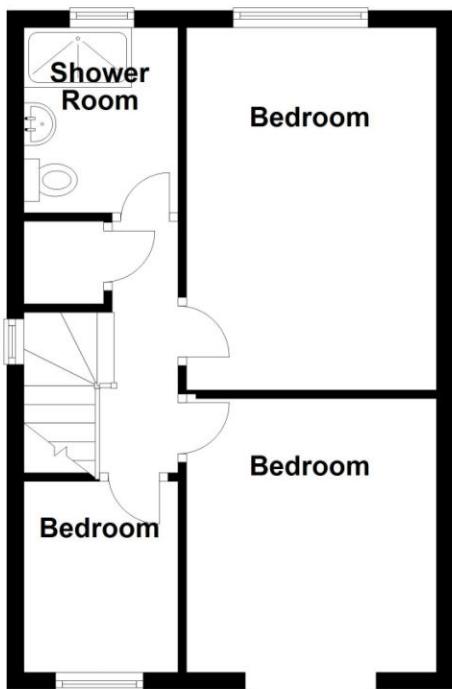
## Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 89.8 sq. metres (967.0 sq. feet)



316 Stratford Road, Shirley,  
Solihull, 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 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.