



smarthomes

## Aylesmore Close

Solihull, West Midlands, B92 7DA

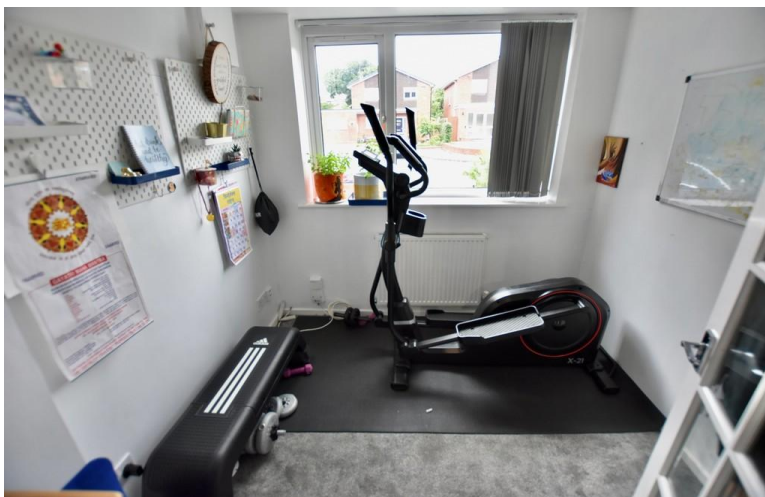
- A Well Presented Link Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

**£400,000**

EPC Rating - 70

Current Council Tax Band - E





## 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 extending to UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows, tiled flooring, lighting and UPVC double glazed door leading through to



### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, hardwood flooring and doors leading off to

### Guest WC

5' 1" x 2' 8" (1.55m x 0.81m) With obscure window, ceiling light point, low flush WC, vanity sink, tiling to water prone areas, ladder style radiator and tiled flooring

### Dining Room

16' 6" x 9' 0" (5.03m x 2.74m) With two ceiling light points, radiator, double glazed window to side, hardwood flooring, door to utility room and glazed double doors leading through to



### Breakfast Kitchen to Front

13' 7" x 8' 5" (4.14m x 2.57m) Being fitted with a range of wall, drawer and base units with complementary marble effect work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for range style cooker with feature splashback and extractor canopy over, space and plumbing for dishwasher, space for fridge freezer, breakfast bar seating area, under-cupboard lighting, radiator, spot lights to ceiling, hardwood flooring and double glazed windows to front and side



### Utility Room

12' 4" x 7' 5" (3.76m x 2.26m) Having wall and base units with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space and plumbing for washing machine and tumble dryer, ceiling light point, radiator, hardwood flooring, double doors to storage, window and door to rear and door leading through to

### Home Office to Front

8' 5" x 7' 7" (2.57m x 2.31m) With double glazed window to front elevation, ceiling light point and radiator



### Lounge to Rear

11' 7" x 14' 7" (3.53m x 4.44m) With double glazed window to rear, double glazed sliding patio doors leading out to the rear garden, ceiling light point, coving to ceiling, radiator and gas fireplace with marble effect hearth and decorative surround



### Accommodation on the First Floor Landing

With ceiling light point, loft hatch and doors leading off to

### Bedroom One to Front

13' 3" x 9' 1" (4.04m x 2.77m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with sliding doors

### Bedroom Two to Rear

13' 0" x 9' 1" (3.96m x 2.77m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

### Bedroom Three to Rear

8' 8" x 5' 2" (2.64m x 1.57m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes with sliding doors

### Family Shower Room to Front

9' 0" x 5' 3" (2.74m x 1.6m) Being fitted with a three piece white suite comprising of; walk-in shower with thermostatic shower, low flush WC and vanity wash hand basin with obscure double glazed window to front, complementary tiling to walls and floor, ladder style radiator and spot lights to ceiling



### Rear Garden

Being mainly laid to lawn with block paved patio, fencing to boundaries and paved borders

### 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. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	70	
(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	

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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.