



smarthomes

## Bramcote Drive

Solihull, B91 2HT

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Extended & Re-Fitted Breakfast Kitchen
- Re-Fitted Family Shower Room

**£360,000**

EPC Rating - 65

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 block paved driveway providing off road parking extending to a glazed front door with matching side windows leading into

### Enclosed Porch

With a further UPVC double glazed door with matching side windows leading to





### Entrance Hallway

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

### Through Lounge/Diner

29' x 10' 9" (8.84m x 3.28m) With UPVC double glazed bay window to front elevation, UPVC double glazed French doors leading to rear garden, feature fireplace, two wall mounted radiators and wall and ceiling light points



### Extended & Re-Fitted Breakfast Kitchen to Rear

16' 4" x 10' 11" (4.98m x 3.33m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for dishwasher, breakfast bar, tiling to splash back areas and floor, radiator, ceiling spot lights, roof window, a UPVC double glazed window to the rear aspect, UPVC double glazed door to rear garden, doors to pantry and garage and door to



### Guest W.C

Being fitted with a modern white combination low flush WC and wash hand basin. Double glazed window to rear, tiling to splash back areas and floor and ceiling light point

### Landing

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

### Bedroom One to Front

15' 6" x 10' 10" (4.72m x 3.3m) With double glazed bay window to front elevation, fitted wardrobe with mirror fronted sliding door, radiator and ceiling light point



### Bedroom Two to Rear

12' 11" x 11' 3" (3.94m 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

**Re-Fitted Family Shower Room to Rear**

Being re-fitted with a modern white suite comprising of a large walk in shower with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



**Southerly Facing Rear Garden**

Being mainly laid to lawn with block paved patio, well stocked shrub borders, greenhouse, timber storage shed and panelled fencing to boundaries

**Garage**

18' 4" x 8' 2" (5.59m x 2.49m) Located at the side of the property with an electric up and over door for vehicular access, ceiling light point and courtesy door to kitchen

**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 - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	85	
(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

316 Stratford Road  
 Shirley  
 Solihull  
 West Midlands  
 B90 3DN

www.smart-homes.co.uk  
 shirley@smart-homes.co.uk  
 0121 744 4144

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 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.