



smarthomes

Shalford Road

Solihull, West Midlands, B92 7NG

- A Very Well Presented End-Terrace Property
- Three Bedrooms
- Lovely Re-Fitted Kitchen
- Re-Fitted Shower Room

£285,000

EPC Rating - 56

Current Council Tax Band - B





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 UPVC double glazed doors leading into



Enclosed Porch

With double glazed windows to property frontage and side, laminate flooring and further wooden door leading to

Entrance Hallway

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

Lounge to Front

13' 5" x 11' 1" (4.1m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, ceiling light point and door to



Lovely Re-Fitted Kitchen to Rear

14' 9" x 9' 6" (4.5m x 2.9m) Being 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 washing machine and tumble dryer, tiling to splash back areas and floor, useful under stairs storage cupboard, ceiling spot lights and opening into



Conservatory

13' 9" x 11' 9" (4.2m x 3.6m) With double glazed windows, polycarbonate roof, tiled flooring, two wall mounted radiators, ceiling light and fan and double glazed French doors leading out to the rear garden

Landing

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



Bedroom One to Rear

9' 10" x 8' 6" (3m x 2.6m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Two to Front

10' 5" x 8' 6" (3.2m x 2.6m) With double glazed window to front elevation, radiator and ceiling spot lights

Bedroom Three to Front

7' 6" x 5' 10" (2.3m x 1.8m) With double glazed window to front elevation, radiator, over stairs storage cupboard and ceiling spot lights

Re-Fitted Family Shower Room to Rear

6' 10" x 5' 10" (2.1m x 1.8m) Being re-fitted with a modern white suite comprising of a shower enclosure with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point, airing cupboard and an obscure double glazed window to the rear elevation



West Facing Rear Garden

Being mainly laid to lawn with paved patio area, gated side access, planted shrubs and bushes and panelled fencing to boundaries

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 - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		7.3
(55-68) D	5.5	
(39-54) E		
(21-38) F		
(1-20) G		
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.