



smarthomes

## Richmond Road

Solihull, B92 7RP

- A Semi-Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- No Upward Chain

**Offers Over £300,000**

EPC Rating - 61

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 with a laid lawn area to side, hedgerow border to side and a storm porch with a UPVC double glazed door leading into



### **Entrance Hallway**

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

### **Lounge to Front**

13' 2" x 10' (4.01m x 3.05m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring and a feature fireplace



### **Kitchen/Diner to Rear**

17' x 13' 4" max (5.18m x 4.06m max) 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 and oven below. Tiling to splash back areas and floor, radiator, ceiling light points, double glazed door with matching side windows to rear, further double glazed window to the rear and an obscure double glazed door leading to



### **Utility Room**

With a UPVC double glazed combination door and window to rear, courtesy door to property frontage, wall mounted gas central heating boiler and ceiling light point

### **Landing**

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



### **Bedroom One to Front**

13' 2" x 10' (4.01m x 3.05m) With double glazed bay window to front elevation, original fireplace, radiator and ceiling light point

### **Bedroom Two to Rear**

13' 4" x 10' (4.06m x 3.05m) With double glazed window to rear elevation, laminate flooring, original fireplace, radiator and ceiling light point





### Bedroom Three to Front

8' 5" x 6' 8" (2.57m x 2.03m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath, separate shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Radiator, laminate flooring, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

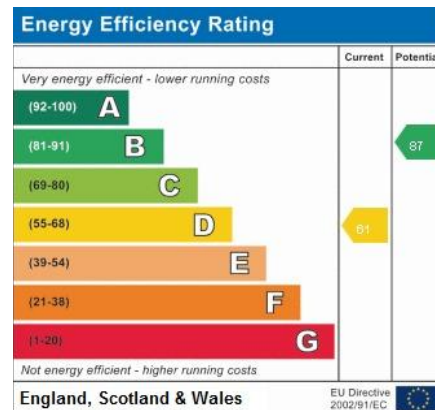


### Southerly Facing Rear Garden

Being mainly laid to lawn with a concrete patio, timber built shed and hedging 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 - D



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