



smarthomes

Berkswell Close

Solihull, West Midlands, B91 2EH

- A Well Maintained Three Bedroom Detached Bungalow
- Pleasant West Facing Rear Garden
- Spacious Lounge, Breakfast Kitchen & Conservatory
- En-Suite Shower Room, Family Bathroom & Guest WC

£525,000

EPC Rating 57

Current Council Tax Band F





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 shrubbery fore gardens, block paved driveway providing off road parking extending to garage door and gated side access and paved pathway extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows and glazed door leading through to





Entrance Hallway

With spot lights to ceiling, coving to ceiling, wooden flooring, radiator and doors leading off to

Breakfast Kitchen to Front

13' 0" x 14' 4" (3.96m x 4.37m) Being fitted with a range of wall, drawer and base units incorporating wine rack with complementary work surfaces, sink and drainer unit with mixer tap and waste disposal, tiling to splashback areas, four ring hob with extractor over, inset eye-level oven and grill, integrated dishwasher, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, radiator, ceiling light points, tiled flooring, door to laundry/airing cupboard, double glazed window to front and UPVC obscure double glazed door to side



Lounge to Rear

18' 11" x 12' 10" (5.77m x 3.91m) With spot lights to ceiling, electric fireplace with marble effect hearth and wooden surround, two radiators, double glazed windows incorporating French doors leading through to

Conservatory

With double glazed windows, polycarbonate roof, ceiling light and fan, tiled flooring, radiator and double glazed French doors leading out to the West facing rear garden



Bedroom One to Rear

13' 0" x 14' 6" (3.96m x 4.42m) With double glazed window to rear elevation, radiator, ceiling spot lights, a range of fitted furniture and door leading into

En-Suite Shower Room to Rear

8' 11" x 5' 10" (2.72m x 1.78m) Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, double glazed window to rear, ladder style radiator, wall heater, extractor and spot lights to ceiling



Bedroom Two to Front

10' 11" x 10' 0" (3.33m x 3.05m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture



Bedroom Three to Rear

12' 5" x 8' 6" (3.78m x 2.59m) Currently utilised as a home office with a range of built-in office furniture, ceiling light point with fan, double glazed window to rear elevation and radiator

Family Bathroom to Front

6' 7" x 6' 9" (2.01m x 2.06m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tile effect flooring, two obscure double glazed windows to front, radiator, extractor and spot lights to ceiling

Guest WC

With low flush WC, vanity sink, tiling to water prone areas, ceiling light point, tiled flooring and obscure double glazed window

West Facing Rear Garden

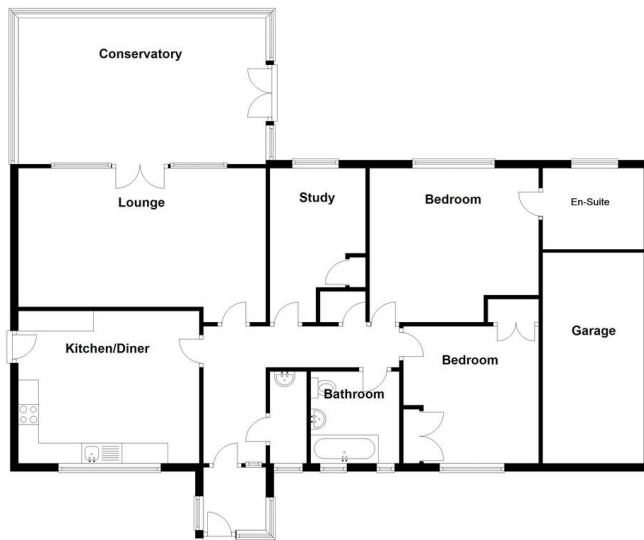
With paved patio areas, stone chipping terraces, a range of mature shrubs and bushes and timber Summer house

Garage

With up and over garage door to driveway



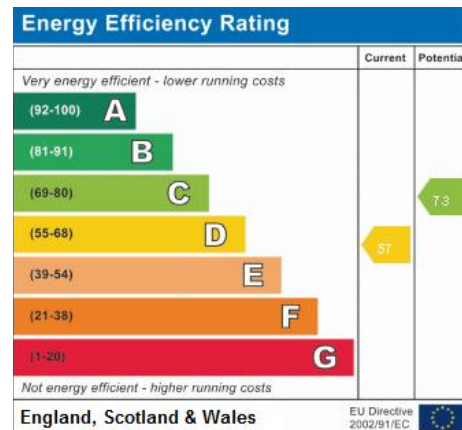
Ground Floor
Approx. 139.2 sq. metres (1497.9 sq. feet)



Total area: approx. 139.2 sq. metres (1497.9 sq. feet)

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 - F



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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.