



smarthomes

Brookvale Road

Solihull, West Midlands, B92 7HZ

- An Extended Three Bedroom Semi Detached Property
- South West Facing Rear Garden
- Two Reception Rooms & Conservatory
- Extended Breakfast Kitchen

£325,000

EPC Rating - 51

Current Council Tax Band - D





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door and glazed double doors leading into



Enclosed Porch

With tiled flooring and wooden door with obscure glazed inserts leading through to

Entrance Hallway

With ceiling light point, radiator, picture rail, feature original window to front, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect tiled flooring and doors leading off to

Reception Room One to Front

12' 5" x 10' 9" (3.8m x 3.3m) With double glazed bay window to front elevation, radiator and ceiling light point



Reception Room Two to Rear

13' 5" x 10' 5" (4.1m x 3.2m) With double glazed bay window incorporating glazed door leading into conservatory, ceiling light point, coving to ceiling, wall lighting, radiator and gas fireplace with tiled hearth and wooden surround

Conservatory

8' 6" x 7' 2" (2.6m x 2.2m) With double glazed windows, electric wall heater, power-points and double glazed French doors leading out to the South West facing rear garden



Extended Breakfast Kitchen to Rear

14' 1" x 10' 9" (4.3m x 3.3m) Being fitted with a range of high gloss handle-less wall, drawer and base units with complementary Granite work surfaces and matching upstands, inset sink with mixer tap, feature glazed splashbacks, AEG induction hob with extractor canopy over, inset eye-level AEG oven and microwave oven, integrated dishwasher, wine fridge and AEG fridge freezer, useful pantry, wood effect tiled flooring, radiator, spot lights to ceiling, double glazed windows to rear and double glazed door leading out to the rear garden

Accommodation on the First Floor

Landing

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

Bedroom One to Front

13' 1" x 8' 6" (4.0m x 2.6m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes





Bedroom Two to Rear

11' 5" x 8' 6" (3.5m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point, picture rail and fitted wardrobes

Bedroom Three to Front

7' 2" x 5' 10" (2.2m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

7' 10" x 5' 10" (2.4m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, spot lights to ceiling and airing cupboard housing Baxi boiler



South West Facing Rear Garden

Being mainly laid to lawn with paved patio, outside tap, stepping stone pathway to rear, a variety of mature shrubs and bushes and fencing and hedging to boundaries

Garage

14' 9" x 7' 6" (4.5m x 2.3m) With metal up and over garage door to driveway and ceiling light point

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
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 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.