



smarthomes

Greswolde Road

Solihull, B91 1DT

- A Spacious Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

£400,000

EPC Rating - 68

Current Council Tax Band - E





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, planted shrubs to side boundaries and a storm porch with a part glazed front door leading into



Entrance Hallway

With obscure glazed windows to front elevation, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Lounge to Front

15' 8" x 12' (4.78m x 3.66m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and an electric fire with marble hearth and wooden surround

Dining Room to Rear

12' 7" x 10' 11" (3.84m x 3.33m) With a UPVC double glazed picture window overlooking rear garden, wall mounted radiator and ceiling light point

Fitted Kitchen to Rear

8' 8" x 7' 5" (2.64m x 2.26m) 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. Space for freestanding gas cooker with extractor hood over, tiling to splash back areas, under stairs storage area, radiator, ceiling light point, a double glazed window to the rear aspect and glazed door leading to



Utility

11' 7" x 10' 8" (3.53m x 3.25m) With space and plumbing for washing machine and tumble dryer, UPVC double glazed door and windows to rear, wall mounted gas central heating boiler, ceiling light point, door to covered side passage leading to property frontage, door to garage and door to



Guest W.C

With a mid flush W.C and obscure UPVC double glazed window to rear

Landing

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



Bedroom One to Front

16' 4" x 10' 7" (4.98m x 3.23m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted wardrobes and drawers

Bedroom Two to Rear

12' 6" x 11' 10" (3.81m x 3.61m) With double glazed window to rear elevation, radiator, fitted wardrobe and ceiling light point



Bedroom Three to Front

9' 4" x 8' (2.84m x 2.44m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point

Family Shower Room to Rear

8' 7" x 6' 7" (2.62m x 2.01m) Being fitted with a suite comprising of a large walk in shower with wall mounted electric shower, pedestal wash hand basin and a low flush W.C. Radiator, wall mounted electric heater, airing cupboard, tiling to splash prone areas, ceiling light point and obscure double glazed windows to the side and rear elevations

Southerly Facing Rear Garden

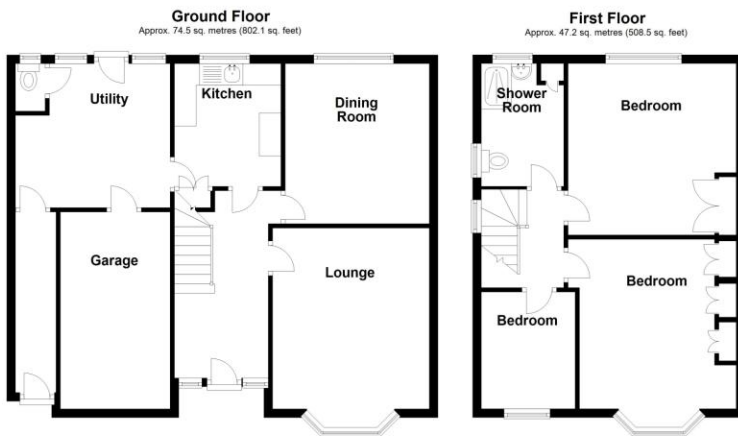
Being mainly laid to lawn with paved patio, pond and planted hedging and shrubs to boundaries

Garage

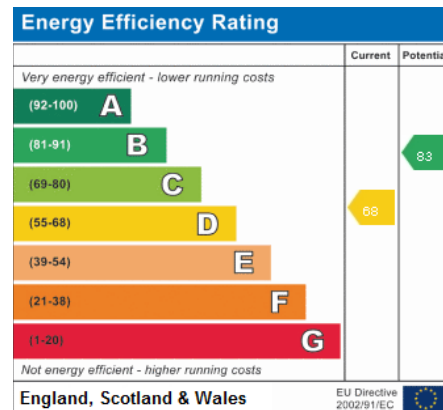
15' x 8' 4" (4.57m x 2.54m) Located at the side of the property with side hung doors for vehicular access, ceiling light point and courtesy door to utility

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 - E



Total area: approx. 121.8 sq. metres (1310.6 sq. feet)



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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.