



smarthomes

## Brenford Road

Solihull, West Midlands, B91 1UJ

- A Three Double Bedroom Semi Detached Family Home
- Lounge Diner, Conservatory & Extended Breakfast Kitchen
- Four Piece Family Bathroom
- Delightful South Facing Rear Garden
- Currently Within Tudor Grange Academy Catchment

**£450,000**

EPC Rating - TBC

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 located in a popular quiet cul-de-sac and is set back from the road behind a block paved driveway providing off road parking extending to gated side access, garage doors, external lighting and canopy porch with composite front door leading through to



### Entrance Hallway

With wall lighting, coving to ceiling, radiator, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and oak doors leading off to

### Lounge Diner to Front

26' 6" x 9' 10" (8.1m x 3.0m) With double glazed bay window to front elevation, ceiling light point, wall lighting, coving to ceiling, wood effect flooring, wall mounted feature gas fire, two radiators and double glazed sliding patio doors leading through to

### Conservatory

12' 9" x 8' 2" (3.9m x 2.5m) With double glazed windows, double glazed door leading out to the South facing rear garden, two Velux windows, spot lights to ceiling, wood effect flooring, power points and radiator

### Extended Breakfast Kitchen to Rear

14' 5" x 12' 1" (4.4m x 3.7m) Being fitted with a range of wall, drawer and base units with complementary wooden work surfaces and matching upstands, composite cream 1.5 bowl sink and drainer unit with mixer tap, feature tiling to splashback areas, space for five ring multi-fuel range style cooker with extractor canopy over, integrated dishwasher, space for American style fridge freezer, under-cupboard lighting, radiator, ceiling light points, tiled flooring, coving to ceiling, two double glazed windows to rear and oak door leading to



### Utility Area

6' 2" x 4' 7" (1.9m x 1.4m) With UPVC obscure double glazed window and door to side, fitted wall units, laminate work surface, space and plumbing for washing machine and tumble dryer, coving to ceiling, ceiling light point and tiled flooring



### Accommodation on the First Floor

### Landing

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

### Bedroom One to Rear

11' 9" x 10' 2" (3.6m x 3.1m) With double glazed window to rear elevation, feature radiator, spot lights to ceiling, coving to ceiling and a range of fitted furniture

### Bedroom Two to Front

10' 9" x 9' 10" (3.3m x 3.0m) With double glazed window to front elevation, radiator, ceiling light point, wall lighting, coving to ceiling and a range of fitted furniture





### Bedroom Three to Front

10' 2" x 9' 2" (3.1m x 2.8m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and a range of fitted furniture

### Four Piece Family Bathroom to Rear

8' 2" x 7' 2" (2.5m x 2.2m) Being fitted with a four piece white suite comprising; panelled bath with shower attachment, low flush W/C, pedestal wash hand basin and corner shower cubicle with thermostatic shower, with tiling to walls, shaver socket, airing cupboard housing Worcester Bosch boiler, obscure double glazed windows to side and rear, ladder style radiator and spot lights to ceiling



### Delightful South Facing Rear Garden

Being mainly laid to lawn with feature Indian stone paved patio, outside tap, external lighting, external double socket, paved pathway, raised sleeper edged planters, mature shrubbery borders, panelled fencing to boundaries, picket fencing and terrace to rear with Summer house

### Garage

7' 6" x 14' 9" (2.3m x 4.5m) With garage doors to driveway, double glazed window to side and EV car charging 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



316 Stratford Road  
Shirley  
Salihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

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