



smarthomes

## Winchcombe Road

Solihull, West Midlands, B92 8PJ

- An Extremely Well Presented Mid-Terrace Property
- Two Double Bedrooms
- Modern Re-Fitted Kitchen
- Modern Re-Fitted Bathroom

**£230,000**

EPC Rating - 75

Current Council Tax Band - C







## 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 lawned fore garden with a centralised block paved pathway leading to a canopy porch with a composite double glazed door leading into





### **Entrance Hallway**

With laminate flooring, storage cupboard, ceiling light point, radiator, stairs leading to the first floor accommodation and opening into

### **Re-Fitted Kitchen to Front**

9' 6" x 5' 2" (2.9m x 1.6m) Being re-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 Neff 4 ring induction hob with extractor hood over. Eye level Neff electric oven, space and plumbing for washing machine, freestanding fridge and freezer, tiling to splash back areas and floor, radiator, ceiling spot lights and a double glazed window to the front aspect



### **Open Plan Lounge/Diner to Rear**

16' 8" x 11' 5" (5.1m x 3.5m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, two ceiling light points, laminate flooring, under stairs storage cupboard and an electric fire with marble hearth and surround



### **Landing**

With ceiling light point, loft hatch and doors leading off to

### **Bedroom One to Front**

9' 6" x 9' 6" (2.9m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring and useful storage cupboard



### **Bedroom Two to Rear**

9' 6" x 8' 2" (2.9m x 2.5m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point





### Re-fitted Family Bathroom

8' 2" x 5' 2" (2.5m x 1.6m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height and floor, ceiling spot lights and illuminated mirror

### West Facing Rear Garden

Being block paved for ease of maintenance with panelled fencing to boundaries, well stocked flowering shrub borders and gated access leading to



### Garage

Located in a separate block

### 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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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