



smarthomes

Barrington Road

Solihull, West Midlands, B92 8DR

- A Well Maintained Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Large South East Facing Rear Garden
- No Upward Chain

£325,000

EPC Rating - 63

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 block paved driveway providing off road parking extending to garage doors and obscure double glazed door leading into

Enclosed Porch

With tiled flooring, lighting and obscure glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With obscure double glazed window to front, low flush WC incorporating wash hand basin, radiator, tiled flooring and extractor

Dining Room to Front

15' 1" x 9' 10" (4.6m x 3.02m) With double glazed bay window to front elevation, ceiling light point and radiator



Lounge to Rear

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed sliding patio doors leading out to the large South East facing rear garden, ceiling light point, coving to ceiling, radiator and electric fireplace with marble hearth and decorative surround

Kitchen to Rear

11' 9" x 6' 10" (3.6m x 2.1m) Being fitted with a range of wall and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, radiator, ceiling light point, double glazed windows to side and rear and double glazed door leading through to



Utility

10' 9" x 5' 10" (3.3m x 1.8m) With double glazed window and door to rear garden, tiled flooring, space and plumbing for washing machine and tumble dryer, ceiling light point and door leading into garage

Accommodation on the First Floor

Landing

With wall lighting, obscure double glazed window to side and doors leading off to

Bedroom One to Front

15' 8" x 9' 10" (4.8m x 3.0m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of built-in wardrobes

Bedroom Two to Rear

12' 9" x 8' 6" (3.9m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point and a built-in cupboards





Bedroom Three to Front

8' 6" x 6' 6" (2.6m x 2.0m) With double glazed window to front elevation, radiator, loft access and ceiling light point

Separate WC

With obscure double glazed window to side elevation, ceiling light point, tiling to half height, tiled flooring and ceiling light point

Family Shower Room to Rear

6' 6" x 6' 2" (2.0m x 1.9m) Having a shower cubicle with thermostatic shower, pedestal wash hand basin, tiling to walls and floor, obscure double glazed window to rear, radiator, ceiling light point and airing cupboard housing Worcester Bosch boiler

Large South East Facing Rear Garden

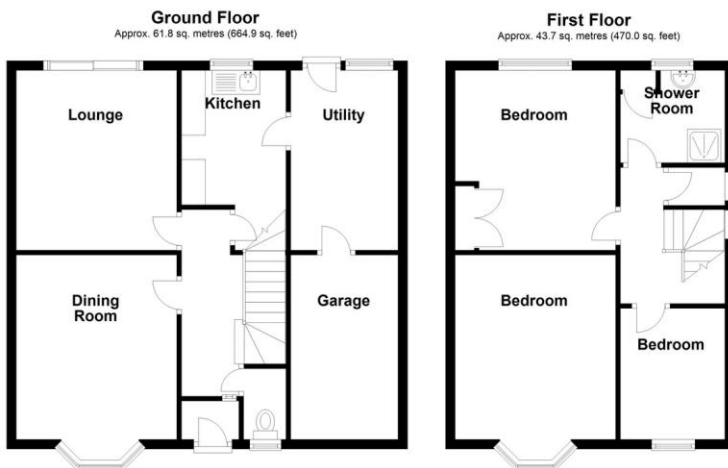
Being approximately 100ft in length and being mainly laid to lawn with blocked paved patio, fencing to boundaries, mature shrub borders, mature trees, paved pathway and timber shed

Garage

15' 5" x 5' 10" (4.7m x 1.8m) With metal garage doors to driveway, ceiling light point and power points

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 – C.



Total area: approx. 105.4 sq. metres (1134.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	6.5	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.