



smarthomes

Amberley Road

Solihull, West Midlands, B92 7NP

- An Immaculately Presented & Extended Property
- Two Double Bedrooms
- Extended Dining Kitchen
- Attractive Lounge

£260,000

EPC Rating 61

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 gated side access and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, wood effect flooring, lighting and UPVC door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to first floor and door to

Lounge to Front

12' 9" x 11' 5" (3.89m x 3.48m) With double glazed bay window to front elevation, radiator, ceiling light point, feature wall mounted electric fireplace and door leading through to



Extended Dining Kitchen to Rear

18' 0" x 14' 9" (5.49m x 4.5m) Being fitted with a range of wall, drawer and base units with complementary work surfaces incorporating breakfast bar area, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, under-stairs storage cupboard housing wall mounted central heating boiler, UPVC double glazed windows to side and rear elevations, UPVC double glazed patio doors to rear, wood effect flooring, feature vertical radiator, ceiling spot lights and plinth lighting



Accommodation on the First Floor

Landing

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

Bedroom One to Front

14' 9" x 10' 5" (4.5m x 3.18m) With double glazed window to front elevation, radiator and ceiling spot lights





Bedroom Two to Rear

8' 10" x 8' 10" (2.69m x 2.69m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

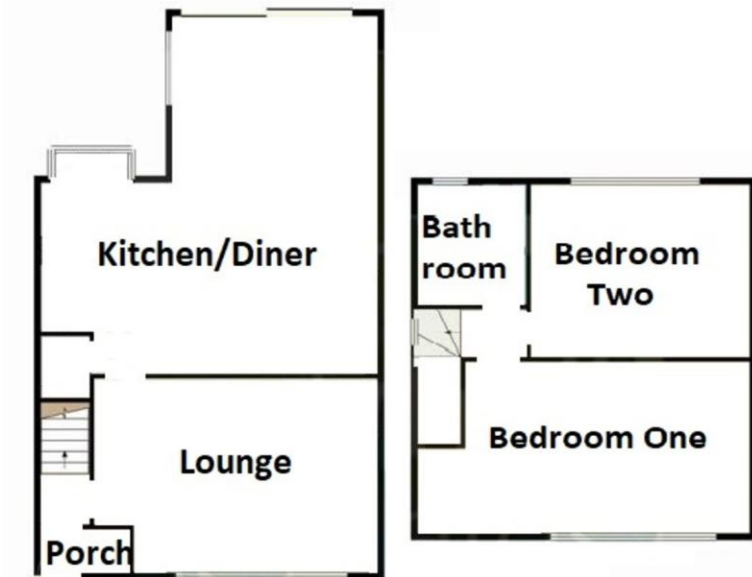
Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, radiator, extractor and ceiling light point

Pleasant Rear Garden

Being mainly laid to lawn with paved patio, decked area to rear, fencing to boundaries, timber framed potting shed, gated side access and security lighting

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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.