



smarthomes

## Willow Road

Solihull, B91 1UF

- A Beautifully Presented First Floor Duplex Maisonette
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- En-Suite Shower Room

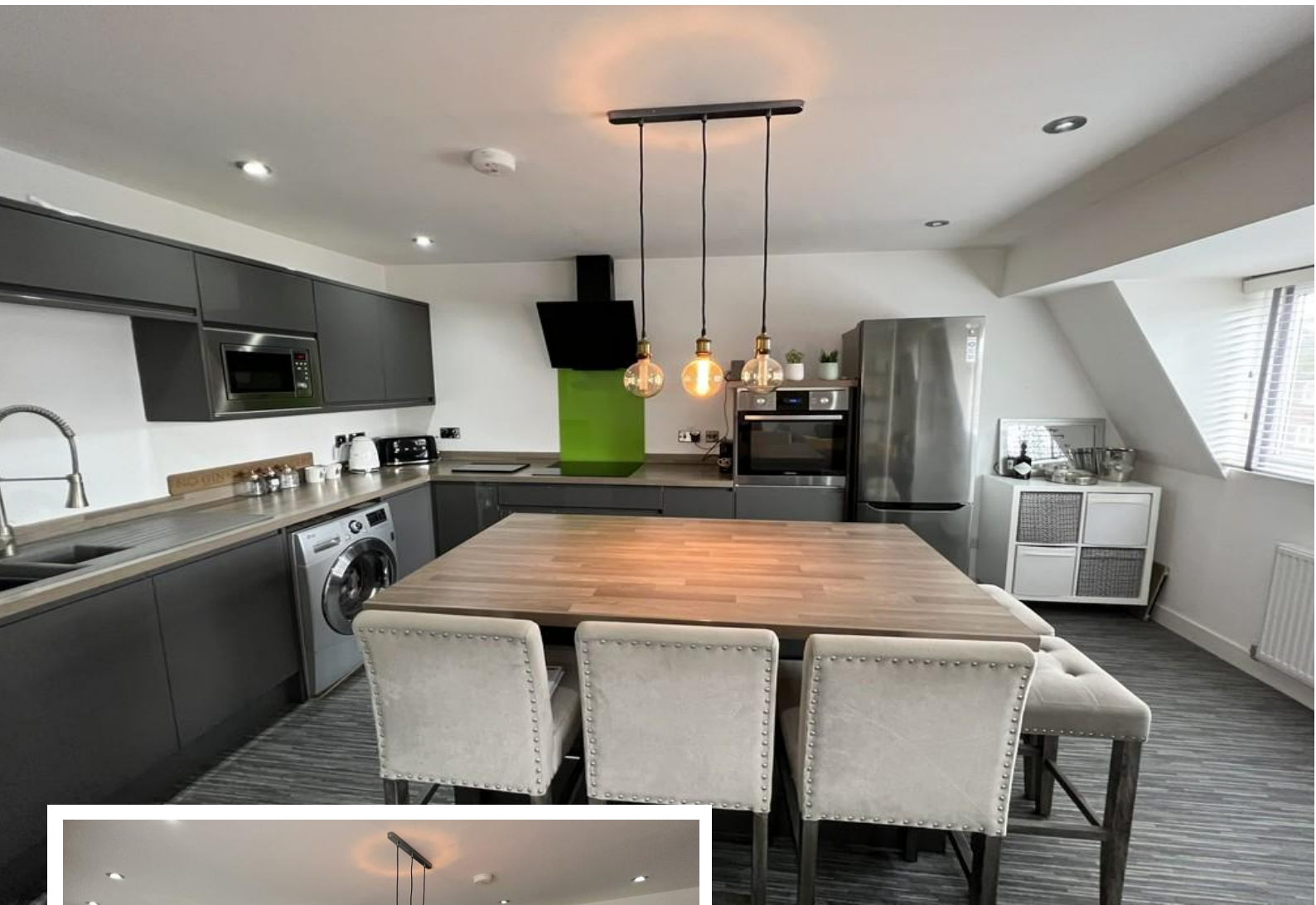
**£260,000**

EPC Rating - 57

Current Council Tax Band - B







## 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 tarmacadam driveway with allocated parking and a UPVC double glazed door leading into





### **Entrance Hallway**

With two Velux roof windows, wall light points, radiator and stairs rising to

### **First Floor Landing**

With ceiling spot lights, radiator, obscure double glazed window to side, stairs rising to second floor and door leading off to

### **Dual Aspect Lounge**

12' 5" x 12' 1" (3.8m x 3.7m) With UPVC double glazed windows to front and side elevations, wall mounted radiator, ceiling spot lights and opening into



### **Luxury Fitted Kitchen to Front**

16' 0" x 10' 9" (4.9m x 3.3m) Being 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 4 ring ceramic hob with feature extractor over. Eye level electric oven, integrated microwave, integrated dishwasher, integrated wine cooler and space and plumbing for washing machine. Breakfast bar, radiator, ceiling light points and spot lights and a UPVC double glazed window to the front aspect



### **Bedroom Two to Rear**

10' 10" x 8' 10" (3.3m x 2.7m) With double glazed window to rear elevation, radiator, air conditioning unit and ceiling light point

### **Luxury Four Piece Bathroom**

12' 1" x 5' 10" (3.7m x 1.8m) Being re-fitted with a modern white suite comprising of a feature freestanding bath, large walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations



### **Second Floor Landing**

With an obscure UPVC double glazed window to side and door to



### Second Floor Master Bedroom

12' 9" x 12' 1" (3.9m x 3.7m) With some restricted head height, UPVC double glazed window to rear elevation, two Velux roof windows to front elevation, radiator, two storage cupboards, further eaves storage, ceiling spot lights and door to

### En-Suite Shower Room

Being fitted with a modern white suite comprising of a fully tiled shower enclosure and a low flush W.C. Ceiling spot lights and boiler cupboard with a wall mounted gas central heating boiler



### Tenure

We are advised by the vendor that the property is leasehold with approx. 120 years remaining on the lease, ground rent of approx. £150 per annum and an annual insurance payment of £260 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 - B



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>	57	
(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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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.