



smarthomes

Umberslade Road

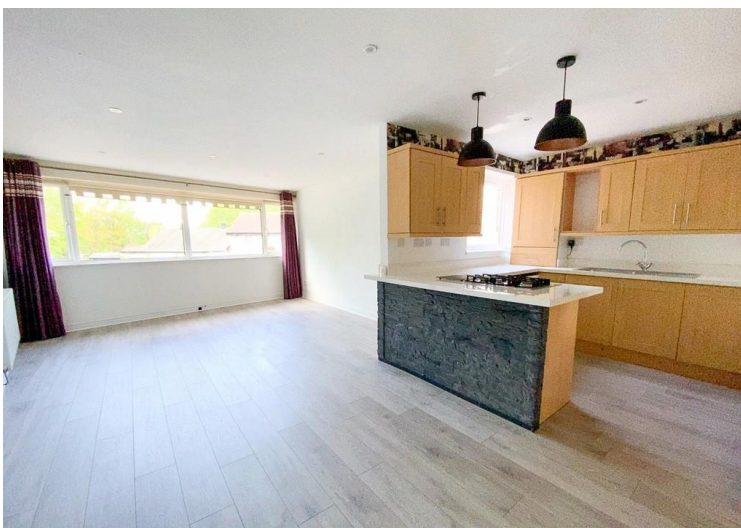
Earlswood, Solihull, B94 5QA

- An Extremely Spacious First Floor Apartment
- Three Bedrooms
- Open Plan Lounge Diner & Re-Fitted Kitchen
- Four Piece Bathroom
- No Upward Chain

£175,000

EPC Rating 60

Current Council Tax Band A





Property Description

The property is accessed via UPVC double glazed door, and secondary double glazed door leading through to

Entrance Hall

With staircase leading to landing with double glazed window to side, loft hatch, radiator, ceiling light points and doors leading off to



Open Plan Lounge Diner & Re-Fitted Kitchen to Front

22' 5" x 17' 6" (6.83m x 5.33m) Being fitted with a range of wall, drawer and base units incorporating wine rack with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob, inset eye-level Hotpoint oven and grill, space and plumbing for washing machine, integrated dishwasher and fridge freezer, cupboard housing Logic boiler, breakfast bar seating area, two radiators, ceiling light points, wood effect flooring and double glazed windows to front



Bedroom One to Rear

15' 3" x 8' 9" (4.65m x 2.67m) With double glazed window to rear elevation, wood effect flooring, radiator and ceiling light point



Bedroom Two to Rear

8' 2" x 12' 5" (2.49m x 3.78m) With double glazed window to rear elevation, radiator, ceiling light point and wood effect flooring



Bedroom Three

7' 0" x 4' 10" (2.13m x 1.47m) With double glazed window to side elevation, radiator, ceiling light point and wood effect flooring



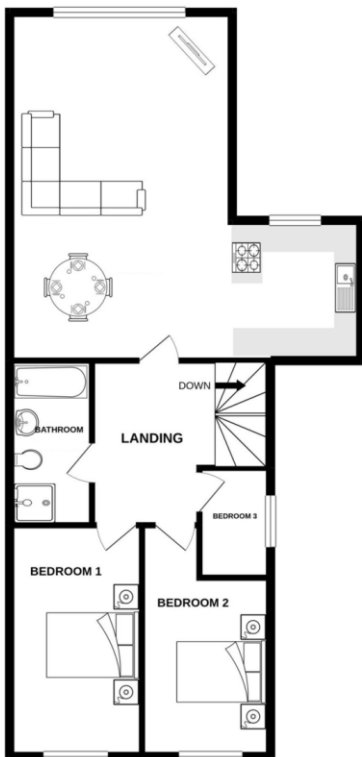
Four Piece Family Bathroom

Being fitted with a four piece white suite comprising; panelled bath, low flush WC, pedestal wash hand basin and shower cubicle, with tiling to walls, wood effect flooring, radiator, Velux window and spot lights to ceiling



Tenure

We are advised by the vendor that the property is leasehold with approx. 163 years remaining on the lease and a ground rent of approx. £350 per annum 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 - A



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