



smarthomes

The Close

Solihull, West Midlands, B92 8AP

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Re-fitted Kitchen With Utility Area
- Family Bathroom & Ground Floor Shower Room

£450,000

EPC Rating - 56

Current Council Tax Band - D





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 shingle fore garden and tarmac driveway providing generous off road parking extending to canopy porch with UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and composite door leading through to

Entrance Hallway

With feature radiator, ceiling light point with decorative rose, wood effect flooring, stairs leading to the first floor accommodation, useful cloaks cupboard and doors leading off to



Reception Room One to Front

15' 8" x 10' 5" (4.8m x 3.2m) With double glazed bay window to front elevation, feature radiator, coving to ceiling, ceiling light point with decorative rose and inset gas fire

Reception Room Two to Rear

15' 1" x 11' 5" (4.6m x 3.5m) With double glazed bay window incorporating French doors leading out to the rear garden, coving to ceiling, ceiling light point, feature radiator, wall lighting and contemporary inset electric fire

Ground Floor Shower Room

Being fitted with a three piece white suite comprising of; walk-in over-sized shower with thermostatic rainfall shower and additional shower attachment, low flush WC and wall mounted wash hand basin with complementary tiling to walls and floor, feature vertical radiator, extractor and spot lights to ceiling



Reception Room Three to Rear

21' 3" x 12' 9" (6.5m x 3.9m) With double glazed sliding patio doors leading out to the rear garden, double glazed window to side, ceiling light points, tiled flooring, vertical radiator, feature inset gas fire and door leading through to

Re-Fitted Kitchen to Front

32' 9" x 6' 10" (10m x 2.1m) Being re-fitted with a range of high gloss, handle-less wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob with extractor over, inset eye-level Hotpoint oven & grill and microwave oven, integrated dishwasher and fridge, space for fridge freezer, vertical radiator, spot lights to ceiling, coving to ceiling, wood effect flooring, obscure double glazed window and door to driveway and opening to utility area with fitted cupboards, space and plumbing for washing machine and tumble dryer and wall mounted boiler



Accommodation on the First Floor

Landing

With feature radiator, useful storage cupboard, ceiling light point with decorative rose, loft access and doors leading off to

Bedroom One to Rear

15' 1" x 9' 6" (4.6m x 2.9m) With double glazed bay window to rear elevation, radiator, ceiling light point with decorative rose and a range of fitted wardrobes with sliding doors





Bedroom Two to Front

16' 0" x 8' 6" (4.9m x 2.6m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and a range of built-in wardrobes with mirrored sliding doors

Bedroom Three to Front

7' 10" x 6' 10" (2.4m x 2.1m) With double glazed window to front elevation, feature radiator, spot lights to ceiling and built-in cupboards

Family Bathroom to Rear

8' 10" x 7' 10" (2.7m x 2.4m) Being fitted with a three piece white suite comprising; tiled panelled bath with wall mounted mixer tap and shower attachment, low flush WC and wall mounted wash hand basin, with tiling to water prone areas, non-slip flooring, obscure double glazed windows to side and rear, two radiators, wall lighting and spot lights to ceiling



Workshop to Rear

15' 7" x 7' 6" (4.75m x 2.3m) With ceiling light point, independent consumer board and alarm

Generous Rear Garden

Being mainly laid to lawn with paved patio, timber shed, aluminium pergola, composite decking, hedgerow borders, a variety of mature shrubs and bushes, paved pathway, security lighting and outside tap



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 - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(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.