



smarthomes

## Cheltondale Road

Solihull, West Midlands, B91 1EJ

- A Well Presented & Extended Semi Detached Family Home
- Three/Four Bedrooms
- Through Lounge Diner & Conservatory
- Extended Breakfast Kitchen
- Home Office/Ground Floor Bedroom Four With Guest WC
- Generous South West Facing Rear Garden

**£515,000**

EPC Rating - 66

Current Council Tax Band - E







## 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 shrubbery fore garden and block paved driveway providing off road parking extending to UPVC double glazed door leading into

### Enclosed Porch

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





### Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### Through Lounge Diner

29' 6" x 10' 9" (9.0m x 3.3m) With double glazed bay window to front elevation, coving to ceiling, dado rail, two ceiling light points, gas fire with marble hearth and wooden surround, wall lighting, two radiators and double glazed sliding patio doors leading through to

### Conservatory

16' 8" x 10' 2" (5.1m x 3.1m) With double glazed windows, polycarbonate roof, electric wall heater, tiled flooring, ceiling light point, wall lighting and double glazed French doors leading out to the South West facing rear garden

### Home Office/Ground Floor Bedroom Four to Front

9' 2" x 6' 10" (2.8m x 2.1m) With double glazed window to front elevation, radiator, ceiling light point, loft access, UPVC obscure double glazed door to side and door leading through to



### Utility Area

Having fitted wall units, wood effect work surface, tiling to splashback areas, space and plumbing for washing machine and tumble dryer, ceiling light point, tiled flooring and door leading into



### Guest WC

With obscure double glazed window to side elevation, low flush WC, vanity sink with storage below, tiling to splash back areas, ladder style radiator, electric wall heater, ceiling light point and tiled flooring

### Extended Breakfast Kitchen to Rear

15' 5" x 8' 6" (4.7m x 2.6m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset eye-level double oven and grill, space and plumbing for dishwasher, space for fridge freezer, ceiling light points, tiled flooring, double glazed window to rear, UPVC obscure double glazed door to side and archway leading through to



### Breakfast Area to Rear

8' 6" x 7' 2" (2.6m x 2.2m) With UPVC double glazed window and door to rear garden, tiled flooring, coving to ceiling, ceiling light point, radiator, door to storage cupboard housing Glow Worm boiler and part glazed door leading through to conservatory





### Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

### Bedroom One to Rear

12' 5" x 9' 10" (3.8m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling and built-in wardrobes

### Bedroom Two to Front

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

### Bedroom Three to Front

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed window to front elevation, radiator, ceiling light point and useful over-stairs storage cupboard

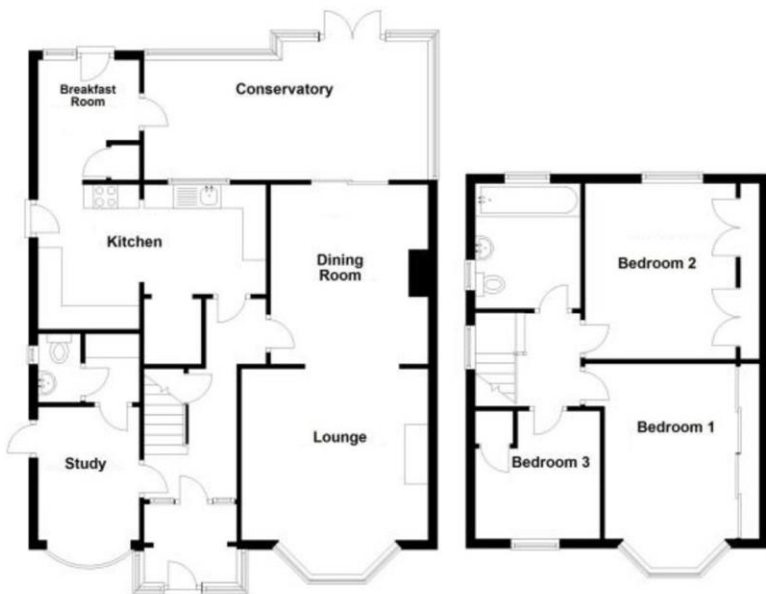


### Spacious Family Bathroom to Rear

8' 6" x 6' 2" (2.6m x 1.9m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin with storage below, with complimentary tiling to walls and floor, obscure double glazed windows to side and rear, feature radiator and spot lights to ceiling

### Generous South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access, timber decked area, potting shed and a variety of mature shrubs and bushes



### 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 - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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.