



smarthomes

Langley Hall Road

Solihull, B92 7HE

- A Very Well Presented Ground Floor Maisonette
- Two Good Size Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Shower Room

£200,000

EPC Rating - 72

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 paved driveway providing off road parking with a laid lawn area to side and a gate leading into a covered side entry. From here there is access to the garden and a UPVC double glazed door leading into

Entrance Hallway

With wood effect flooring, radiator, useful under-stairs storage cupboard and doors leading off to



Spacious Lounge to Front

14' 11" x 11' 11" (4.55m x 3.63m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, laminate flooring and an open style fireplace with gas log burning style stove and oak mantle



Re-Fitted Kitchen to Front

10' 10" x 9' (3.3m x 2.74m) Being re-fitted with a range of wall, base and drawer units with a quartz style work surface over incorporating a feature glass and stainless steel sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Concealed wall mounted gas central heating boiler, integrated fridge/freezer and dishwasher, tiling to splash back areas, tile effect flooring, radiator, ceiling light point and a double glazed window to the front aspect



Bedroom One to Rear

14' 2" max x 10' 11" max (4.32m max x 3.33m max) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 9" max x 9' max (3.58m max x 2.74m max) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Shower Room to Side

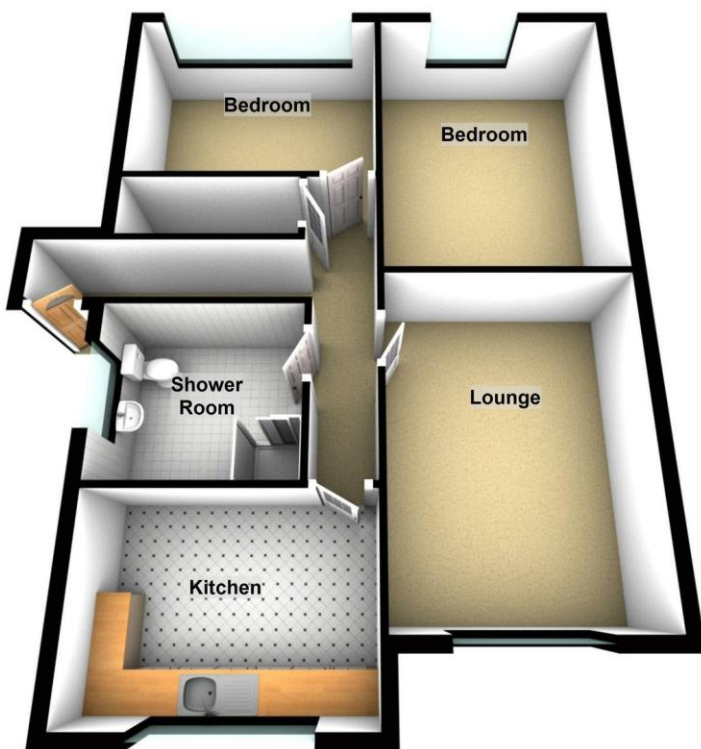
7' x 7' (2.13m x 2.13m) Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome vertical radiator, tiling to full height and floor, ceiling light point and an obscure double glazed window to the side elevation

Low Maintenance Rear Garden

Being paved patio and pebbled for ease of maintenance with planted shrubs and bushes and panelled fencing to boundaries

Tenure

We are advised by the vendor that the property is leasehold with approx. 129 years remaining on the lease, a service charge of approx. £TBC per annum and a ground rent of approx. £TBC 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 - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.