



smarthomes

## Eden Road

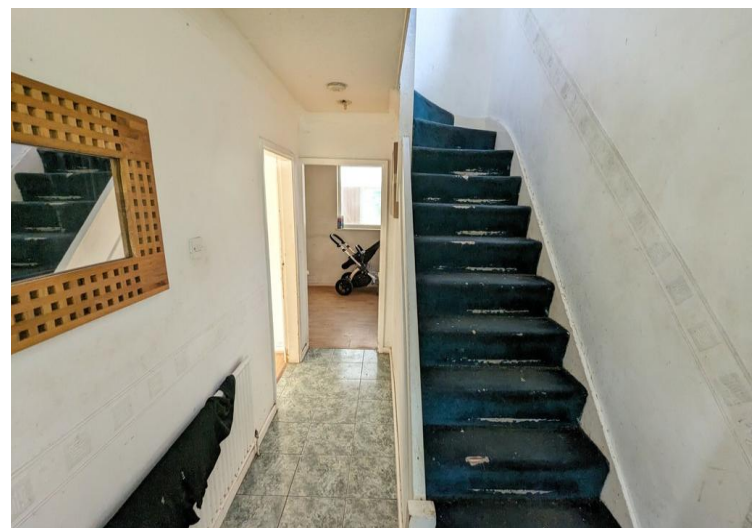
Solihull, B92 9DU

- An Extended Semi Detached Property Requiring Complete Modernisation
- Four Bedrooms
- Two Reception Rooms
- Conservatory

**£300,000**

EPC Rating - 59

Current Council Tax Band - C





## 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 fore garden with low level fencing and hedging to side boundaries and a UPVC double glazed door leading into

### Enclosed Porch

With a further UPVC double glazed door leading to



### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, tiled flooring and doors leading off to

### Reception Room One to Front

17' 4" x 10' 4" (5.28m x 3.15m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring and open fireplace

### Reception Room Two to Rear

16' 6" x 9' (5.03m x 2.74m) With laminate flooring, wall mounted radiator, two ceiling light points, UPVC double glazed window to rear, UPVC double glazed French doors leading to conservatory, door to under stairs storage cupboard and opening into



### Dual Aspect Fitted Kitchen

15' 2" x 10' 8" (4.62m x 3.25m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level electric oven, space and plumbing for washing machine and tumble dryer, tiling to splash back areas and floor, radiator, two ceiling light points, UPVC double glazed windows to the front and rear aspects and UPVC double glazed door leading to



### Conservatory

15' 4" x 11' 10" (4.67m x 3.61m) With UPVC double glazed windows, polycarbonate roof, radiator, tiled flooring and double glazed French doors leading out to the rear garden

### Landing

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

### Bedroom One to Front

14' 6" x 10' 6" (4.42m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

11' 7" x 10' 6" (3.53m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point



### Dual Aspect Bedroom Three

14' 11" x 7' 4" (4.55m x 2.24m) With double glazed windows to front and rear elevations, radiator and two ceiling light points

### Bedroom Four to Front

6' 10" x 5' 11" (2.08m x 1.8m) With double glazed window to front elevation and ceiling light point

### Bathroom to Rear

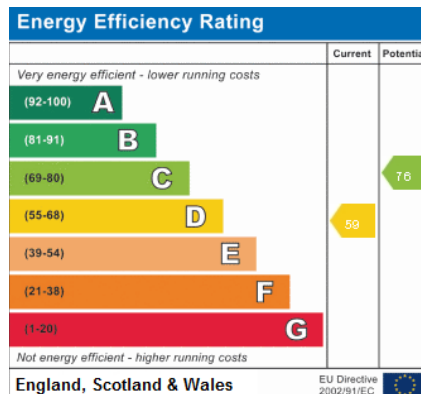
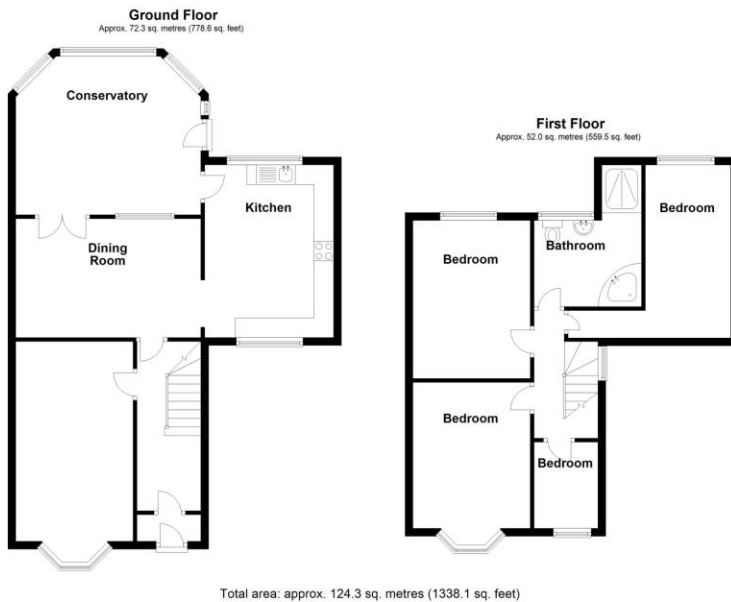
9' 6" x 5' 6" (2.9m x 1.68m) Being fitted with a white suite comprising of a corner bath, vanity wash hand basin, low flush W.C and provision for separate shower. Partial tiling to walls and floor, ceiling light point and an obscure double glazed window to the rear elevation

### West Facing Rear Garden

With a laid lawn, paved patio area, raised decking and panelled fencing to boundaries

### 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 - C



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.