



smarthomes

## Stroudley Road

Blythe Valley, Solihull, B90 8AQ

- A Well Presented & Recently Constructed Semi-Detached Family Home
- Three Bedrooms
- En-Suite Shower Room
- Modern Kitchen/Diner

**£375,000**

EPC Rating - 83

Current Council Tax Band - D





## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking for two vehicles with a paved path extending to a canopy porch with composite front door leading into

### Entrance Hallway

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

### Lounge to Front

14' 1" x 11' 9" (4.3m x 3.6m) With UPVC double glazed window to front, Amtico flooring, wall mounted radiator, ceiling light point, under stairs storage cupboard and door to



### Modern Fitted Kitchen to Rear

11' 9" x 11' 9" (3.6m x 3.6m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level electric oven, integrated fridge/freezer, integrated dishwasher, Amtico flooring, radiator, ceiling light point, UPVC double glazed French doors leading to rear garden and opening into



### Utility Area

With fitted wall and base units, fitted work surface, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point, Amtico flooring and door into

### Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Amtico flooring, tiling to splash prone areas, radiator and ceiling light point



### Landing

With ceiling light point, access to boarded loft space with shelving and doors leading off to

### Bedroom One to Rear

11' 1" x 9' 2" (3.4m x 2.8m) With a UPVC double glazed window to rear, radiator, ceiling light point and door to



### En-Suite Shower Room

Being fitted with a modern white suite comprising of a large walk in shower enclosure, wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to rear

### Bedroom Two to Front

9' 10" x 8' 6" (3m x 2.6m) With a UPVC double glazed window to front, radiator and ceiling light point



### Bedroom Three to Front

11' 9" x 6' 2" (3.6m x 1.9m) With a UPVC double glazed window to front, useful storage cupboard, radiator and ceiling light point

### Family Bathroom

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with shower attachment, wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to side



### Rear Garden

Being mainly laid to lawn with paved patio, gated side access, timber framed shed 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 vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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.