



smarthomes

Highwood Avenue

Solihull, B92 8QX

- A Beautifully Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

Offers Over £375,000

EPC Rating - TBC

Current Council Tax Band - D





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 UPVC double glazed door leading into

Enclosed Porch

With a further glazed door leading to



Entrance Hallway

With oak effect flooring, ceiling spot lights, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and oak doors leading off to

Lounge to Front

13' 7" x 10' 10" (4.14m x 3.3m) With UPVC double glazed bay window to front elevation, under floor heating, ceiling light point, feature concealed lighting, bespoke fitted shelving and an open fireplace with log burning stone and slate hearth



Dining Room to Rear

13' 10" x 11' (4.22m x 3.35m) With a UPVC double glazed door with matching side windows leading to rear garden, under floor heating, feature concealed lighting and ceiling spot lights

Re-Fitted Kitchen to Rear

10' 3" x 7' 11" (3.12m x 2.41m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for dishwasher, tiling to floor, ceiling spot lights, a UPVC double glazed window to the rear aspect and UPVC door to



Utility

14' 10" x 6' 9" (4.52m x 2.06m) With a polycarbonate roof, wooden door to rear garden, door to garage and door to

W.C

With a high flush W.C and a fitted work surface with space and plumbing for washing machine and tumble dryer below

Landing

With ceiling light point, obscure double glazed window to side, under floor heating, over stairs storage cupboard, loft hatch and doors leading off to



Bedroom One to Front

13' 10" x 11' (4.22m x 3.35m) With double glazed bay window to front elevation, under floor heating, two built in wardrobes, feature concealed lighting and ceiling light point

Bedroom Two to Rear

13' 8" x 11' (4.17m x 3.35m) With double glazed bay window to rear elevation, under floor heating, feature concealed lighting and ceiling light point



Bedroom Three to Rear

10' 3" x 7' 10" (3.12m x 2.39m) With double glazed window to rear elevation, under floor heating and ceiling spot lights

Re-Fitted Family Bathroom to Front

6' 7" x 5' 10" (2.01m x 1.78m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, illuminated mirror, tiling to splash prone areas and floor with under floor heating, ceiling spot lights and an obscure double glazed window to the front elevation



Rear Garden

Being mainly laid to lawn with paved patio area, timber shed, planted hedging and panelled fencing to boundaries

Garage

15' 10" x 8' (4.83m x 2.44m) Located at the side of the property with an electronic roller shutter door for vehicular access, wall mounted gas central heating boiler, ceiling light point and courtesy door to utility

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