



smarthomes

Tutnall Drive

Hockley Heath, Solihull, B94 6SA

- A Well Maintained Mid-Terrace Family Home
- Three Bedrooms
- Fitted Kitchen/Diner
- No Upward Chain

£350,000

EPC Rating - 72

Current Council Tax Band - D





Property Description

The property is set back from the road behind a small lawn area with a paved footpath extending to a wooden double glazed front door leading into

Entrance Hallway

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

Lounge to Front

13' 5" x 12' 1" (4.1m x 3.7m) With UPVC double glazed window to front elevation, two wall mounted radiators, ceiling light point, laminate flooring and door to



Fitted Kitchen/Diner to Rear

15' 8" x 9' 2" (4.8m x 2.8m) Being 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 gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, laminate flooring, radiator, ceiling light point and spot lights, UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading to rear garden



Guest W.C

Being fitted with a white suite comprising a low flush W.C and corner pedestal wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, laminate flooring, radiator rail and ceiling light point



Landing

With ceiling light point, loft hatch, airing cupboard and doors leading off to

Bedroom One to Rear

10' 5" x 8' 10" (3.2m x 2.7m) With double glazed window to rear elevation, radiator, built in wardrobes and ceiling light point

Bedroom Two to Front

10' 2" x 8' 10" (3.1m x 2.7m) With double glazed window to front elevation, built in storage cupboard, radiator and ceiling light point



Bedroom Three to Front

8' 6" x 6' 10" (2.6m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a white suite comprising of a panelled bath with shower over, pedestal 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 the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio, cold water tap, exterior lighting and panelled fencing to boundaries



Garage

18' 4" x 8' 6" (5.6m x 2.6m) Located in a separate block with an up and over door for vehicular access, eaves storage, power and lighting and tarmac driveway to fore

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)	A		
(81-91)	B		86
(69-80)	C	72	
(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

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