



smarthomes

Colesbourne Road

Solihull, West Midlands, B92 8LF

- A Well Maintained Semi Detached Property
- Three Bedrooms
- Re-Fitted Family Shower Room
- No Upward Chain

Offers Over £270,000

EPC Rating 69

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 block paved driveway providing off road parking extending to gated side access to rear garden and canopy porch with feature double glazed front door leading through to



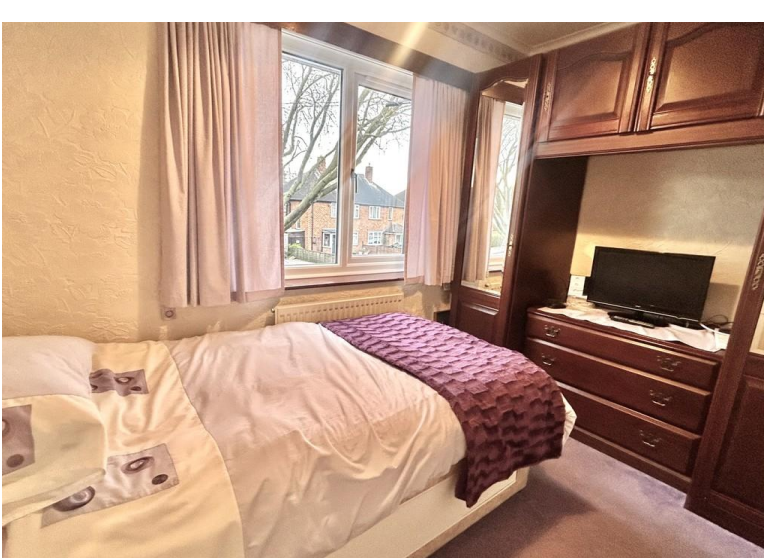
Entrance Hallway

With ceiling light point, built-in cloaks cupboard, radiator, stairs leading to the first floor accommodation and doors leading off to



Lounge Diner

21' 8" x 10' 0" (6.6m x 3.05m) With double glazed bow window to front elevation, coving to ceiling, two ceiling light points, wall lighting, gas fireplace with stone surround, radiator and double glazed patio doors leading out to the rear garden



Breakfast Kitchen to Rear

13' 4" x 9' 0" (4.06m x 2.74m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, cooker with extractor over, space and plumbing for washing machine, space for fridge freezer, radiator, ceiling light points, two double glazed windows to side and UPVC obscure double glazed door leading out to the rear garden

Accommodation on the First Floor

Landing

With double glazed window to side, access to insulated loft space, ceiling light point and doors leading off to

Bedroom One to Rear

13' 5" x 9' 11" (4.09m x 3.02m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted furniture



Bedroom Two to Front

7' 0" x 10' 1" (2.13m x 3.07m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture



Bedroom Three to Rear

9' 1" x 6' 8" (2.77m x 2.03m) With double glazed window to rear elevation, radiator, wall mounted Worcester boiler and ceiling light point

Re-Fitted Family Shower Room

Being re-fitted with a three piece white suite comprising of; over-sized walk-in shower with thermostatic shower, WC with enclosed cistern and vanity wash hand basin with complementary marble effect tiling to walls, wood effect flooring, obscure double glazed window to side, ladder style radiator and ceiling light point

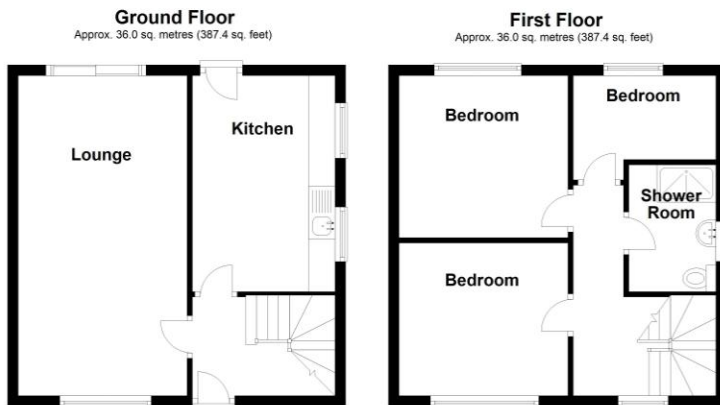


Rear Garden

Being well maintained and mainly laid to lawn with paved patio, paved pathway, shrubbery borders, large timber potting shed/workshop and 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 - B



Total area: approx. 72.0 sq. metres (774.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(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	

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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.