



smarthomes

**Braemar Road**

Solihull, B92 8BS

- A Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen

**Offers In The Region of**

**£405,000**

EPC Rating 64

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 block paved driveway providing off road parking extending to garage and open style porch with double glazed door and side windows leading through to

### Entrance Hallway

With ceiling light point, central heating radiator, Amtico oak flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



#### Reception Room One to Front

14' 4" (into bay) x 12' 6" (4.37m x 3.81m) With large walk-in double glazed bay window to front elevation, central heating radiator, centre ceiling lights, Amtico flooring and open style fireplace with hearth, mantel and fire surround.

#### Reception Room Two to Rear

15' 0" (into bay) x 11' 9" (4.57m x 3.58m) With double glazed doors leading to the rear garden with matching windows to side and top, centre ceiling light point, central heating radiator and feature open style fireplace with hearth, mantel and surround.



#### Modern Breakfast Kitchen to Rear

13' 5" x 8' 11" (to window) (4.09m x 2.72m) Being fitted with a range of modern wall, drawer and base units with Quartz work surfaces and matching upstands, sink with mixer tap, four ring burner gas hob with extractor hood over, Neff combination oven and microwave, integrated dishwasher, designer central heating radiator, inset ceiling downlights, Amtico oak flooring, double glazed window to rear, door to rear garden and door to

#### Guest W.C

6' 2" x 3' 8" (1.88m x 1.12m) Being fitted with a modern white suite comprising a concealed flush WC and wash hand basin set into vanity unit with storage below, slate effect flooring, tiling to walls, designer heated towel rail, inset ceiling downlights, extractor and door leading through to



#### Garage/Utility Room

6' 6" x 11' 9" (1.98m x 3.58m) Having double doors to the front, Amtico oak flooring, power and light, combination central heating boiler, space for automatic washing machine and tumble dryer.

#### Accommodation On The First Floor

##### Landing

Having large arched obscure picture window, loft hatch and doors off to



#### Bedroom One to Front

11' 11" x 14' 4" (into bay) (3.63m x 4.37m) With large walk-in double glazed bay window to front elevation, central heating radiator, ceiling light point and built-in fitted wardrobe.

#### Bedroom Two to Rear

15' 6" (into bay) x 11' 9" (4.72m x 3.58m) With large walk-in double glazed bay window to rear elevation, central heating radiator, ceiling light point and built-in high levels storage shelf



### Bedroom Three to Front

6' 9" x 10' 3" (into bay) (2.06m x 3.12m) With walk-in double glazed bay window to front elevation, Amtico oak flooring, central heating radiator and ceiling light point

### Re-Fitted Family Bathroom to Rear

6' 8" x 9' 0" (2.03m x 2.74m) Being fitted with a white four piece suite comprising; designer oval shaped bath with overslung mixer tap with detachable shower head, wash hand basin set into vanity unit with storage blow, low flush W C, walk-in oversized corner walk in shower cubicle with double sliding glazed doors, stainless steel designer heated towel rail, ceiling down lights, extractor, tiling to floor and walls.



### Rear Garden

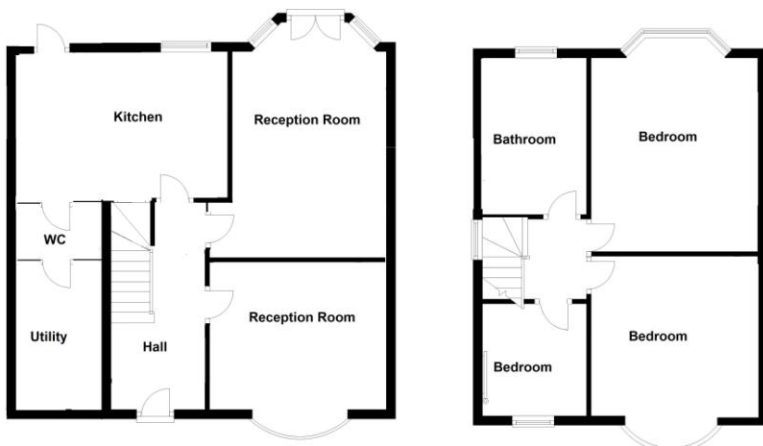
The rear garden is mainly laid to lawn with large Indian stone paved patio area with steps down to water fall feature, decked area to rear with Pergola, canal to rear, summer house and brick built garage/workshop

### Garage/Workshop

7' 2" x 13' 6" (2.18m x 4.11m) Having small window to the rear.

### 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>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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

316 Stratford Road  
Shirley  
Soliuhll  
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.