



smarthomes

Moordown Avenue

Solihull, West Midlands, B92 8QW

- A Beautifully Presented Semi Detached Family Home
- Three Good Size Bedrooms
- Extended Open Plan Family Dining Kitchen
- Luxury Re-Fitted Family Bathroom & Guest WC
- Generous Corner Plot With Superb Potential To Extend STPP

Fixed Price £300,000

EPC Rating 68

Current Council Tax Band C





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 on a generous corner plot with gardens to front and side with paved pathway extending to

Feature Enclosed Porch

With Minton style tiled flooring, UPVC double glazed windows and glazed door leading through to



Welcoming Entrance Hall

With ceiling light point, vertical radiator, stairs leading to the first floor accommodation with bespoke under-stairs storage cupboard, feature arched window to side, Minton style tiled flooring and doors leading off to

Spacious Lounge to Front

19' 5" x 10' 6" (5.92m x 3.2m) With two schoolhouse style radiators, double glazed bay window to front elevation, two ceiling light points and oak door leading through to



Open Plan Family Dining Kitchen to Rear

20' 4" max x 13' 2" max (6.2m x 4.01m) With radiator, coving to ceiling, feature archways, ceiling light point, storage cupboard and being open plan to the kitchen area which is fitted with wall and base units with laminate work surface, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor canopy over, space for fridge freezer, tiled flooring, breakfast bar area, double glazed window to rear and glazed door leading through to

Utility Room to Rear

7' 0" x 6' 4" (2.13m x 1.93m) With wall mounted Vaillant boiler, double glazed window, UPVC double glazed door to rear garden, storage cupboard, space and plumbing for washing machine and dishwasher, laminate work surface, tiling to half height and tiled flooring



Accommodation on the First Floor

Split Level Landing

With door leading into

Re-Fitted Guest WC

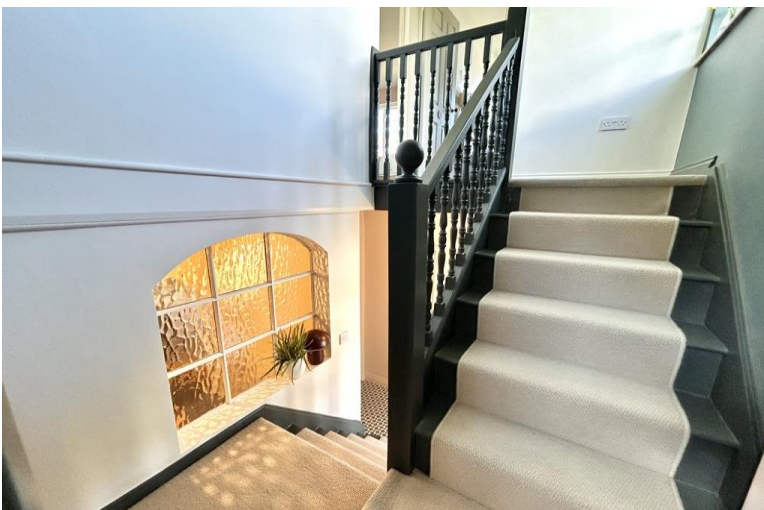
With wall mounted wash hand basin, contemporary tiling to splashback areas, WC with enclosed cistern, feature schoolhouse style radiator, tiled flooring, obscure double glazed window to rear and ceiling light point

Landing

With obscure double glazed window, ceiling light point and doors leading off to

Bedroom One to Front

12' 8" x 10' 11" (3.86m x 3.33m) With double glazed window to front elevation, feature panelling, schoolhouse style radiator, ceiling light point and fitted wardrobes





Bedroom Two to Rear

12' 4" x 8' 2" (3.76m x 2.49m) With double glazed window to rear elevation, schoolhouse style radiator and ceiling light point

Bedroom Three to Front

10' 7" x 6' 6" (3.23m x 1.98m) With double glazed window to front elevation, schoolhouse style radiator and ceiling light point

Re-Fitted Family Bathroom

Being re-fitted with a three piece contemporary suite comprising of; panelled bath with Lusso mixer tap, thermostatic shower over and glazed screen, WC with enclosed cistern and feature vanity sink, with attractive tiling to water prone areas, decorative tiled flooring, obscure double glazed window, extractor, ladder style radiator and spot lights to ceiling



Side & Rear Gardens

Offering superb potential to extend subject to planning permission being mainly laid to lawn with paved patio, raised brick built retaining walls with shrubbery borders inset, fencing and walls to boundaries and gate to front

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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	68	
(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.