



smarthomes

Amberley Road

Solihull, West Midlands, B92 7NP

- A Semi Detached Property In Need Of Modernisation
- Two Double Bedrooms
- Potential To Extend STPP
- No Upward Chain

Offers Over £235,000

EPC Rating 55

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 back from the road behind a tarmacadam driveway providing off road parking extending to garage door and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, lighting and UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and door leading through to

Lounge to Front

12' 9" x 11' 9" (3.9m x 3.6m) With double glazed bay window to front elevation, radiator, ceiling light point, electric fireplace with wooden surround and door leading through to



Dining Kitchen to Rear

15' 1" x 10' 2" (4.6m x 3.1m) With fitted base units with wood effect laminate work surfaces, sink and drainer unit, tiling to splashback, space for fridge freezer, radiator, ceiling light points, part wood effect flooring, coving to ceiling, door to under-stairs storage cupboard, double glazed sliding patio doors leading out to the rear garden and UPVC obscure double glazed door leading into



Guest WC

With door to rear garden, low flush WC, pedestal wash hand basin, ceiling light point and wood effect flooring

Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 9" x 10' 5" (3.9m x 3.2m) With double glazed window to front elevation, radiator, fitted wardrobes and ceiling light point





Bedroom Two to Rear

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point

Shower Room to Rear

6' 2" x 5' 6" (1.9m x 1.7m) Having non-slip flooring, shower area with Triton electric shower, wall mounted sink, low flush WC, tiling to splashback areas, obscure double glazed window to rear, ladder style radiator, ceiling light point and airing cupboard

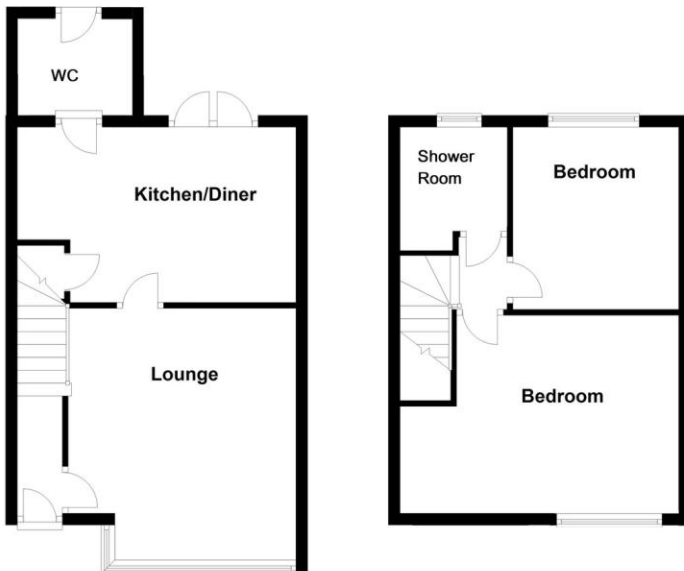


Rear Garden

Being mainly laid to lawn with paved patio, stepping stone pathway, outside tap, fencing to boundaries and a variety of mature shrubs and bushes

Garage

24' 7" x 6' 6" (7.5m x 2.0m) With metal up and over garage door to driveway, ceiling light point, power points, space and plumbing for washing machine, window to rear and part glazed wooden door leading out to the rear garden



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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.