



smarthomes

## Brookvale Road

Olton, Solihull, B92 7JA

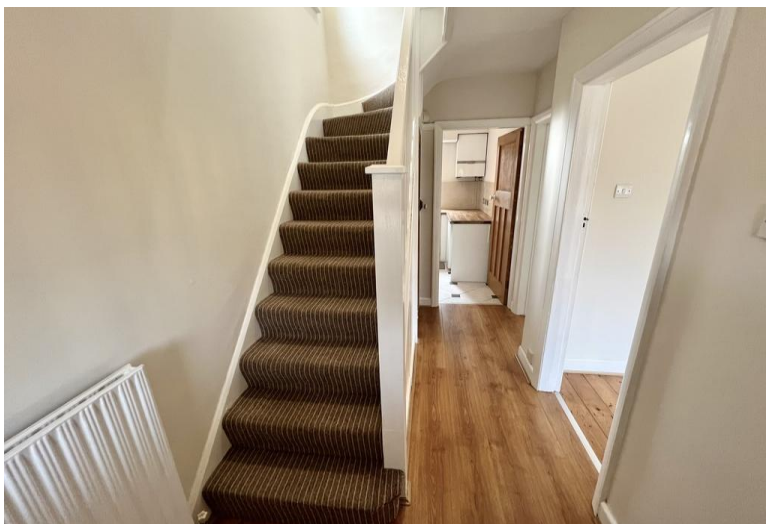
- An Extended & Well Presented Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen
- Southerly Facing Rear Garden
- No Upward Chain

**£340,000**

EPC Rating 62

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 double garage doors and canopy porch with UPVC double glazed double doors leading into



### Enclosed Porch

With flagstone flooring, lighting and hardwood door with feature glazing leading through to

### Entrance Hallway

With ceiling light point, feature obscure window to front, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard wood effect flooring and re-conditioned original doors leading off to

### Reception Room One to Front

13' 5" x 11' 9" (4.1m x 3.6m) With double glazed bay window to front elevation, two radiators, polished floorboards, ceiling light point, fitted wall cupboards and feature art deco style open fireplace



### Reception Room Two to Rear

13' 5" x 11' 1" (4.1m x 3.4m) With double glazed windows incorporating double glazed door leading out to the Southerly facing rear garden, ceiling light point, coving to ceiling, radiator and electric fireplace with marble hearth and wooden surround

### Extended Breakfast Kitchen to Rear

14' 1" x 13' 1" (4.3m x 4.0m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, radiator, ceiling light points, coving to ceiling, wall mounted boiler, tiled flooring, double glazed window to rear and double glazed French doors leading out to the rear garden



### Accommodation on the First Floor

#### Landing

With ceiling light point, obscure double glazed window to side, loft hatch and re-conditioned original doors leading off to

#### Bedroom One to Front

13' 5" x 11' 1" (4.1m x 3.4m) With double glazed bay window to front elevation, radiator, picture rail and ceiling light point

#### Bedroom Two to Rear

13' 9" x 11' 5" (4.2m x 3.5m) With double glazed bay window to rear elevation, radiator, picture rail, ceiling light point and fitted wardrobes





### Bedroom Three to Front

7' 2" x 6' 2" (2.2m x 1.9m) With double glazed window to front elevation, radiator, ceiling light point, wood effect flooring and double doors to built-in over-stairs storage cupboard

### Spacious Family Bathroom

7' 10" x 7' 10" (2.4m x 2.4m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to side, radiator and ceiling light point



### Southerly Facing Rear Garden

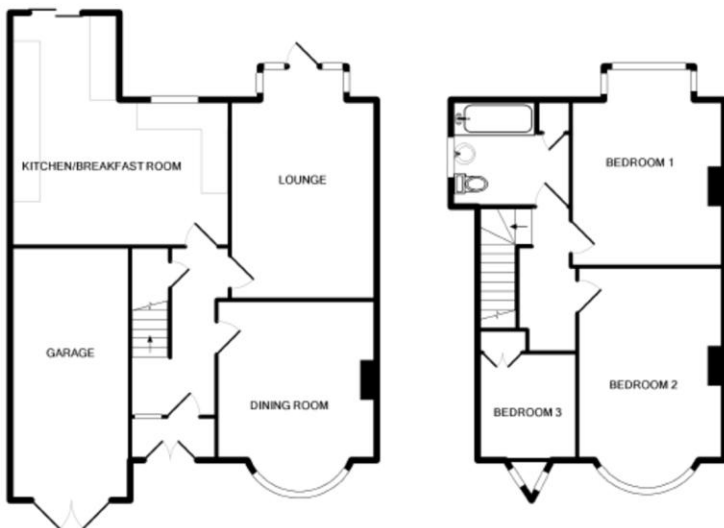
Being mainly laid to lawn with decked patio, external lighting, cold water tap, gravelled pathway, fencing to boundaries, a variety of mature shrubs, trees and bushes and gated access to allotments to rear

### Garage

17' 0" x 7' 10" (5.2m x 2.4m) With double garage doors to driveway, power points and ceiling light point

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	

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