



smarthomes

Richmond Road

Solihull, West Midlands, B92 7RP

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Breakfast Kitchen
- South East Facing Rear Garden
- Four Piece Family Bathroom

£350,000

EPC Rating 65

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 UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and original door with obscure glazed inserts leading through to



Entrance Hallway

With ceiling light point, feature obscure window to front, radiator, stairs leading to the first floor accommodation, useful cloaks cupboard, picture rail and re-conditioned doors leading off to

Reception Room One to Front

16' 0" x 9' 10" (4.9m x 3.0m) With double glazed bay window to front elevation, picture rail, radiator and ceiling light point

Reception Room Two to Rear

12' 9" x 9' 10" (3.9m x 3.0m) With double glazed windows to rear, UPVC double glazed door leading out to the South East facing rear garden, radiator, picture rail and ceiling light point



Extended & Re-Fitted Breakfast Kitchen to Rear

12' 9" x 12' 1" (3.9m x 3.7m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher, space for fridge freezer, plinth lighting, vertical radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden and door leading through to

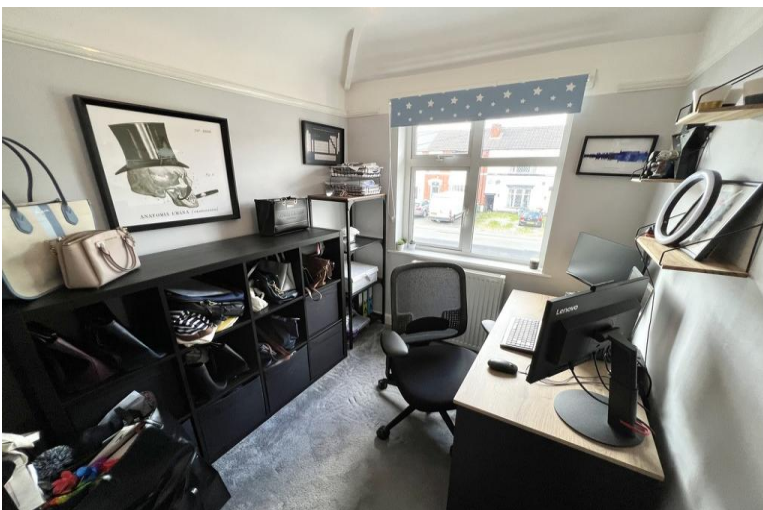


Utility Room to Front

12' 9" x 5' 2" (3.9m x 1.6m) With double glazed window to front elevation, fitted wall and base units, laminate work surface with sink and drainer unit and tiled splashback, space and plumbing for washing machine, radiator, tiled flooring, ceiling light point, picture rail and door to

Guest WC

With low flush WC, wall mounted wash hand basin with tiled splashback, tiled flooring and ceiling light point



Accommodation on the First Floor

Landing

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

Bedroom One to Front

16' 6" x 9' 10" (5.05m x 3.0m) With double glazed bay window to front elevation, radiator, picture rail, ceiling light point and original iron fire surround



Bedroom Two to Rear

12' 9" x 9' 10" (3.9m x 3.0m) With double glazed window to rear elevation, radiator, picture rail, ceiling light point and original iron fire surround

Bedroom Three to Front

8' 6" x 6' 6" (2.6m x 2.0m) With double glazed window to front elevation, picture rail, radiator and ceiling light point

Four Piece Family Bathroom to Rear

8' 10" x 6' 6" (2.7m x 2.0m) Being fitted with a four piece white suite comprising; tiled panelled bath with centralised mixer tap, over-sized shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

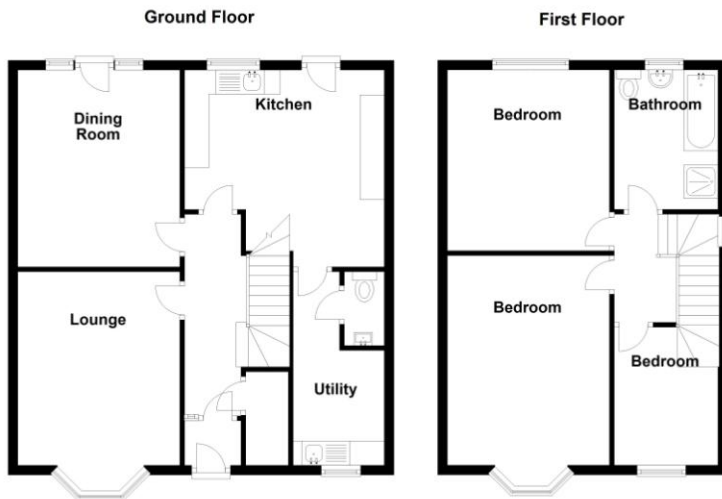


South East Facing Rear Garden

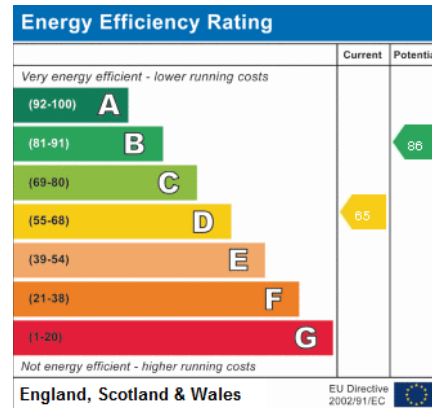
Being mainly laid to lawn with paved patio, paved terrace to rear, fencing and hedging to boundaries and a variety of mature shrubs, trees and bushes

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 Nigel Hodges. Current council tax band - D



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)



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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.