



smarthomes

Dene Court Road

Solihull, B92 8DG

- Traditional Semi-Detached
- Corner Plot & Space For Extension
- Three Bedrooms
- No Upward Chain

£242,500

EPC Rating 'TBC'





Property Description

The property is conveniently situated within walking distance to Olton Train Station and local shops along the A41 Warwick Road together with a frequent bus service to Solihull Town Centre.

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 occupies a corner plot position which offers space to extend over the garage (subject to the necessary planning permission) with paved driveway, lawned gardens to either side and hedged boundary.



Access is gained via UPVC double glazed entrance doors leading through to

Enclosed Porch

Having a part-glazed door through to

Entrance Hall

With stairs off to the first floor, central heating radiator, under-stairs storage cupboard and doors off to

Guest WC

Having a leaded light stained glass window to the front and low level WC.



Lounge

14' 1" (Into Bay) x 11' 0" (Max) (4.29m x 3.35m)

Having a wall mounted gas fire, coving, UPVC double glazed bay window to the rear with French door to the rear garden and a central heating radiator.

Dining Room

13' 3" (Into Bay) x 10' 9" (Max) (4.04m x 3.28m)

Having a gas fire with tiled hearth, UPVC double glazed bay window to the front and a central heating radiator.



Kitchen

7' 5" x 6' 1" (2.26m x 1.85m) Having a wall mounted Worcester central heating boiler, UPVC double glazed window overlooking the rear garden, fitted units, sink drainer unit, electric cooker point and part-glazed door through to

Utility Area

9' 6" (Max) x 7' 3" (2.9m x 2.21m) With double glazed door and window to the garden, plumbing for a washing machine and door through to the garage.



First Floor Landing

The landing is approached via the stairs leading from the hallway, with frosted UPVC double glazed window to the side, loft hatch and doors leading off to

Bedroom One

14' 1" (Into Bay) x 10' 1" (Incl. Wardrobes) (4.29m x 3.07m) Having full length built-in wardrobes with storage cupboards above, radiator and UPVC double glazed bay window overlooking the rear



garden.

Bedroom Two

13' 7" (Into Bay) x 10' 9" (Max) (4.14m x 3.28m)
Having a UPVC double glazed bay window to the front and a central heating radiator.

Bedroom Three

6' 8" x 6' 5" (2.03m x 1.96m) Having a UPVC double glazed window to the front and a central heating radiator.

Bathroom

6' 7" x 6' 5" (2.01m x 1.96m) Having a central heating radiator, built-in cupboard, ceramic tiled walls, pedestal wash hand basin, WC and panelled bath with MX Inspiration shower over.

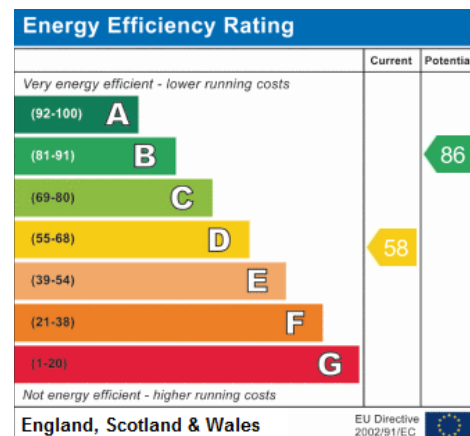
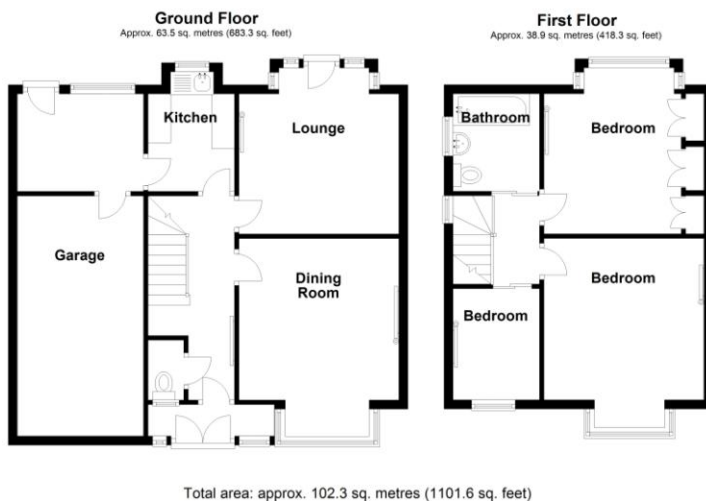
Garage

16' 9" x 9' 2" (5.11m x 2.79m) Having a sliding door through to the utility, double doors to the front, fluorescent strip light and gas meter.

Garden

Having fencing to the boundary, crazy paving and borders.

Tenure We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements