



smarthomes

Highwood Avenue

Solihull, West Midlands , B92 8QX

- A Well Presented & Extended Semi Detached Property
- Four Bedrooms
- Lounge Diner
- Extended Kitchen Breakfast Room

£370,000

EPC Rating '61'





Property Description

DRAFT DETAILS

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 and a good variety of restaurants and bars and 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 access to the NEC, Birmingham International Airport and Railway Station being approx. 20min drive.

The property is set back from the road behind a block paved driveway providing ample off road parking and leading to UPVC double glazed door to



Enclosed Porch

With tiled flooring and hardwood door leading through to

Entrance Hallway

With ceiling light point, under stairs storage cupboard, stairs leading to the first floor accommodation and door leading into

Lounge Diner to Front

27' 6" max x 10' 10" max (8.38 x 3.3) With double glazed window to front elevation, double glazed windows and French doors to rear elevation, two ceiling light points, laminate flooring and central heating radiator

Study/ Family Room to Front

17' 2" x 7' 11" (5.23 x 2.41) With double glazed bay window to front elevation, ceiling light point, central heating radiator and laminate flooring



Accommodation on the First Floor

Landing

With access to loft space via drop down ladders, ceiling light point and doors radiating off to



Bedroom One to Front

13' 10" x 10' 10" (4.22 x 3.3) With double glazed bay window to front elevation, ceiling light point and central heating radiator

Bedroom Two to Front

13' 8" max x 10' 10" max (4.17 x 3.3) With double glazed bay window to front elevation, ceiling light point and central heating radiator



Bedroom Three to Front

13' 2" x 8' 3" (4.01 x 2.51) With double glazed bay window to front elevation, ceiling light point and a central heating radiator

Bedroom Four to Rear

10' 2" x 7' 11" (3.1 x 2.41) With double glazed window to rear elevation, ceiling light point and central heating radiator



Bathroom to Front

Being fitted with a three piece white suite comprising panelled bath with wall mounted electric shower above, pedestal wash hand basin, low flush WC, obscure double glazed window to front elevation, extractor unit, tiling to water prone areas, wall mounted gas boiler and wall mounted radiator

Rear Garden

Being mainly laid to lawn with fencing to boundaries



Garage

With up and over door to front elevation and personal door leading to the rear garden

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 vendor

