



smarthomes

Highwood Avenue

Solihull, B92 8SX

- A Well Presented Semi Detached Family Home
- Four Bedrooms
- Lounge With Feature Fireplace
- Kitchen/Dining Room

Offers Over £350,000

EPC Rating '55'





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 ample off road parking extending to the porch and leading through to



Hallway

Having under-stairs storage cupboard and stairs leading off to the first floor.

Attractive Lounge

18' 1" x 9' 9" (5.51m x 2.97m) With double glazed windows to front, double glazed French doors leading into the conservatory, with feature Inglenook fireplace with log burner and tiled surround, wooden style flooring and coving to ceiling

Kitchen/Dining Room

12' 7" max x 14' 5" max (3.84m x 4.39m) Being fitted with matching wall, drawer and base units with work surface over, one and a half sink and drainer unit with mixer tap, four ring gas hob and double Hotpoint oven with extractor set above. Integrated Neff dishwasher, integrated fridge, space and plumbing for a dishwasher, pantry cupboard, UPVC double glazed windows, coving to the ceiling and complementary tiling to water prone areas.



Conservatory

16' 6" x 9' 3" (5.03m x 2.82m) Having a corrugated slanted roof and double width sliding doors leading out to the rear garden.



Utility

9' 9" x 7' 2" (2.97m x 2.18m) Having base units with work-surface over, space for a fridge freezer, door to lean-to giving access to the front and further door leading out to the rear garden.

First Floor Accommodation

Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m) Having a UPVC double glazed window to the rear and a built in wardrobe.



Bedroom Three

12' 9" max x 10' 4" max (3.89m x 3.15m) Having a UPVC double glazed window to the rear and two built in storage cupboards.

Bedroom Four

9' 8" x 7' 1" (2.95m x 2.16m) Having a UPVC double glazed window to the front and built in storage cupboard.



Family Bathroom

8' 0" x 5' 5" (2.44m x 1.65m) Having a panelled bath with shower fitment over and bi-folding shower door, low level WC, hand wash basin and tiling to all surrounds.

Second Floor

Bedroom One

13' 2" x 13' 10" max (4.01m x 4.22m) affording a wealth of light via two Velux windows to the one elevation and further windows to the rear elevation. Walk in wardrobe.

Luxury En-Suite

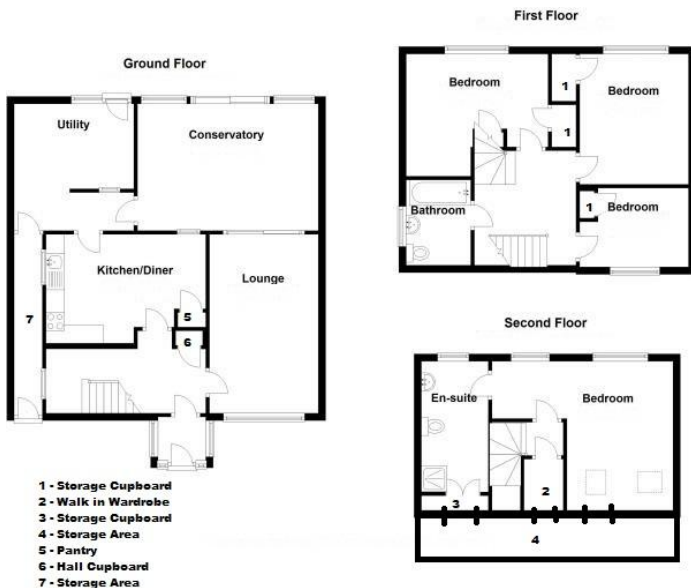
9' 7" x 6' 2" (2.92m x 1.88m) Having a double width shower cubicle, 'His & Hers' sinks with vanity unit set below, low flush WC, tiling to all surrounds, under-floor heating and heated towel rail.

Rear Garden

A private south west facing rear garden being mainly Astro turfed and having a crazy paved patio area ideal for entertaining.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	