



smarthomes

Grove Road

Solihull, B91 2AQ

- Four Bedrooms
- Re-Fitted Bathroom & Separate WC
- En Suite Shower Room
- No Chain

£395,000

EPC Rating '67'





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, 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.

Porch

With front door leading through to

Entrance Hall

Having stairs leading to the first floor, double central heating radiator, under-stairs storage cupboard and doors leading to



Through Lounge/Dining Room

19' 5" x 10' 6" (5.92m x 3.2m) With UPVC double glazed windows to the front and rear elevations, feature fireplace with living flame coal effect gas fire, coved cornicing and two central heating radiators.

Kitchen

12' 2" x 8' 1" (3.71m x 2.46m) Having a range of base, wall and drawer units incorporating a stainless steel sink and drainer unit, built-in four ring gas hob, Electrolux oven, double central heating radiator, laminate flooring, UPVC double glazed window and double glazed door leading out to the side.

Utility Room

9' 2" x 4' 7" (2.79m x 1.4m) Having plumbing and space for a washing machine.

First Floor Landing

Having stairs leading from the hallway and doors leading off to

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m) Having a UPVC double glazed window to the rear, built-in double wardrobe, central heating radiator and power points.

Bedroom Three

10' 5" x 9' 4" (3.18m x 2.84m) With a UPVC double glazed window to the rear, a central heating radiator and power points.

Bedroom Four

10' 6" x 6' 5" (3.2m x 1.96m) Having a UPVC double glazed window to the front, central heating radiator and power points.

Re-Fitted Bathroom

Being fully tiled and comprising of a white Jacuzzi bath with mixer tap and shower over, shower screen, vanity wash basin with mixer tap, heated towel rail and an obscure UPVC double glazed window.

Separate WC

With low flush WC.





Second Floor Landing

The second floor landing is approached via a staircase from the first floor landing.

Master Bedroom

15' 0" (Max) x 14' 3" (Max) (4.57m x 4.34m) Having a UPVC obscure glazed window, two Velux windows, range of luxury fitted wardrobes, access into a useful storage space, central heating radiator and power points.

En Suite Shower Room

Having a shower cubicle with Mira shower, vanity wash basin with mixer tap and storage below, low flush WC, a central heating radiator and UPVC obscure glazed window.

Garden

A mature rear garden being mainly laid to lawn.

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



Total area: approx. 115.3 sq. metres (1240.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	79
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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