



smarthomes

Scott Road Solihull, B92 7LQ

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

£339,950

EPC Rating '65'





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 stands back from the road behind a wide block paved driveway providing off road parking extending to UPVC double glazed door to

Enclosed Porch

With UPVC frosted double glazed door with side windows leading through to



Entrance Hall

With stairs leading to the first floor accommodation with under-stairs storage cupboard, coving to ceiling, radiator and doors off to

Guest WC

With refitted white WC, vanity unit with wash hand basin, ceramic tiled walls, extractor and laminate flooring

Sitting Room to Front

15' 6" (Into Bay) x 10' 6" (4.72m (Into Bay) x 3.2m) Having a marble fireplace with gas living flame fire, UPVC double glazed bay window to front elevation, coving to ceiling, radiator and double doors through to



Dual Aspect Extended Lounge

19' 8" x 10' 5" (5.99m x 3.18m) Having a marble fireplace with gas flame effect fire, UPVC double glazed windows to side and rear, two radiators and coving to ceiling

Kitchen Breakfast Room to Rear

14' 8" max x 12' 5" max (4.47m x 3.78m) With ample fitted base, wall and drawer units with work-surface incorporating one a quarter sink and drainer unit with mixer tap, plumbing for dishwasher, gas cooker point with extractor over, tiled flooring, radiator and UPVC double glazed door and window to garden



Utility

8' 0" x 5' 9" (2.44m x 1.75m) With space and plumbing for washing machine and tumble dryer, fitted base and wall unit, work-surfaces, one and a quarter sink and drainer unit with mixer tap, wall mounted Worcester Bosch boiler, frosted UPVC double glazed window to side and extractor

Accommodation on the First Floor

Landing

With loft hatch and doors off to

Bedroom One to Front

15' 8" into bay x 10' 6" into wardrobe (4.78m x 3.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, full length fitted wardrobes with sliding mirrored doors, hanging rail and shelving and ceiling light point

Bedroom Two to Rear

10' 5" x 13' 4" (3.18m x 4.06m) With UPVC double glazed window to rear elevation, wall mounted radiator, vanity unit with wash hand basin and ceiling light point





Bedroom Three to Front

11' 7" x 13' 4" (3.53m x 4.06m) With UPVC double glazed window to front elevation, two wall mounted radiators, laminate flooring and ceiling light point

Bedroom Four to Rear

12' 6" x 7' 8" (3.81m x 2.34m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Refitted Bathroom to Rear

8' 4" x 5' 9" (2.54m x 1.75m) Being refitted with a three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, frosted UPVC double glazed window to rear elevation, coving to ceiling, chrome ladder style radiator and ceramic tiling to floor and walls

Garage/Store

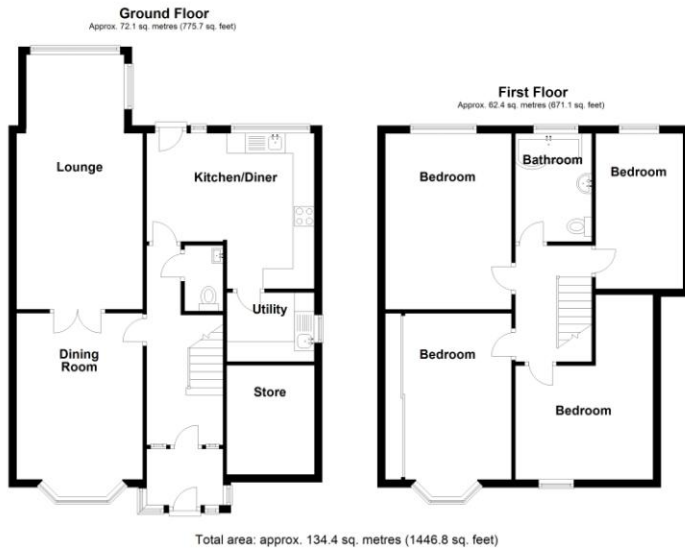
With double doors to driveway, light and power

Rear Garden

Enjoys a private aspect to rear with paved patio, shaped lawn, well stocked shrubbery borders, paved path extending to rear with garden shed, fenced boundaries, gate to side passage, cold water tap and security light

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		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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