



smarthomes

Leaffield Road

Solihull, West Midlands, B92 8NZ

- A Well Presented Detached Family Home
- Four Bedrooms
- Breakfast Kitchen
- Lounge/Diner

£375,000

EPC Rating '61'





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 tarmac driveway with block edging, lawned area with an array of bushes and trees and a hardwood door leading to

Porch

With a further wooden door leading to

Entrance Hallway

With stairs leading to the first floor accommodation, coving to ceiling, wall mounted radiator, ceiling light point and door leading into



Lounge/Diner to Rear

20' 0" x 14' 5" (6.1m x 4.4m) With UPVC double glazed patio doors with matching side windows leading to rear garden, living flame gas fire with marble hearth and wooden surround, two wall mounted radiators, coving to ceiling, ceiling and wall light points and a raised dining area with opening leading to

Conservatory

9' 6" x 9' 2" (2.9m x 2.8m) With double glazed windows to rear garden, self cleaning glass roof, radiator, ceiling light point and double opening double glazed doors to rear garden



Breakfast Kitchen to Front

13' 9" x 7' 6" (4.2m x 2.3m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit, further incorporating a 4 ring induction hob with electric oven beneath and extractor hood over. Breakfast bar, pantry, UPVC double glazed window to front, tiling to splash back areas and floor, central heating radiator and ceiling spot lights

Utility Room

5' 10" x 5' 6" (1.8m x 1.7m) Fitted with a base unit with a work surface over, space and plumbing for washing machine and tumble dryer, wooden door to side access, tiling to splash back areas, central heating radiator and ceiling light point



Guest W.C

Being fitted with a suite comprising a low flush WC and wash hand basin. Obscure UPVC double glazed window to side, radiator and ceiling light point

Landing

With access to loft space, UPVC double glazed window to side, ceiling spot lights, coving to ceiling, radiator, over stairs storage cupboard and door to

Master Bedroom to Front

12' 1" x 10' 9" (3.7m x 3.3m) With UPVC double glazed window to front elevation, wall mounted radiator, a range of built in wardrobes and cupboards with over bed storage, fitted vanity area, ceiling light point and door to



En-Suite

Being fitted with a white suite comprising a large shower enclosure, low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor, heated towel rail and ceiling down lighters

Bedroom Two to Front

14' 1" x 7' 6" (4.3m x 2.3m) With UPVC double glazed window to front elevation, a range of built in wardrobes, fitted vanity area, wall mounted radiator and ceiling light point



Bedroom Three to Rear

11' 5" x 8' 6" (3.5m x 2.6m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Bedroom Four to Rear

11' 5" x 9' 2" (3.5m x 2.8m) With UPVC double glazed window to rear elevation, wall mounted radiator, a range of fitted wardrobes with mirrored sliding doors and ceiling light point

Family Bathroom to Side

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a white suite comprising a corner panelled jacuzzi bath with shower attachment, low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to rear, tiling to splash back areas, radiator and ceiling spot lights



Rear Garden

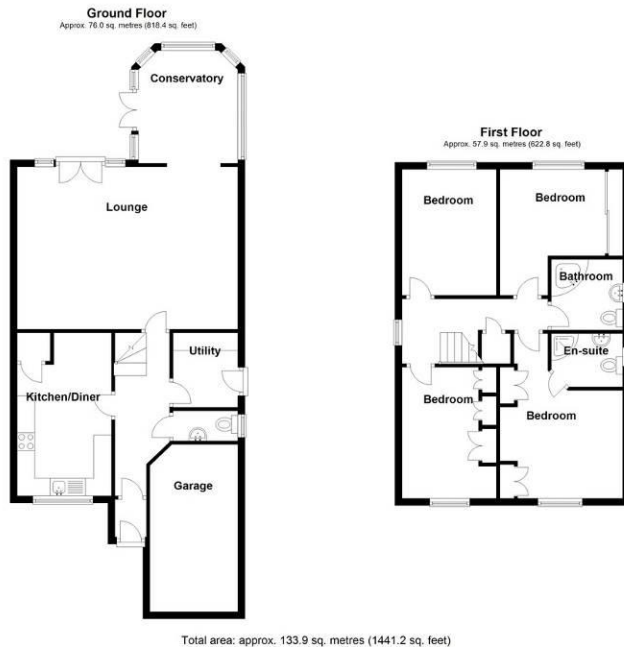
Being mainly laid to lawn with a paved patio area, mature trees, shrubs and bushes and panelled fencing to sides and rear

Integral Garage

19' 0" x 8' 2" (5.8m x 2.5m) With an up and over metal door, Potterton central heating boiler, light point and tap

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's 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		
(55-68)	D	61	67
(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