



smarthomes

Merevale Road

Solihull, West Midlands, B92 8LA

- A Refurbished Larger Style Semi Detached Home
- Three Bedrooms
- Extended & Re-Fitted Dining Kitchen
- No Upward Chain

£325,000

EPC Rating '70'





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 paved driveway providing off road parking extending to UPVC double glazed entrance door leading through to



Enclosed Porch

With meter cupboards and part glazed door with frosted window leading through to

Welcoming Entrance Hall

With radiator, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With vanity wash hand basin, WC, chrome electric towel rail, tiled flooring and extractor

Spacious Living Room to Front

22' 4" x 11' 8" max (6.81m x 3.56m) With UPVC double glazed bay window to front elevation, Adams style fireplace with marble hearth and electric flame effect fire, two radiators, coving to ceiling and part glazed double doors leading through to



Extended & Re-Fitted Dining Kitchen to Rear

18' 9" max x 15' 0" max (5.72m x 4.57m) Being re-fitted with a range of wall, drawer and base units, butcher block effect work surfaces, sink and drainer unit with mixer tap, four ring gas hob with glazed splashback and extractor canopy over, inset Lamona electric oven, space and plumbing for washing machine, fridge freezer, vertical radiator, LED down lights, part vaulted ceiling with double glazed skylight window, double glazed window to rear, double glazed French doors leading out to the rear garden and wood effect laminate flooring



Accommodation on the First Floor

Landing

With frosted UPVC double glazed window to side elevation, loft hatch, airing cupboard housing Worcester Bosch boiler and fitted shelving, further shelved storage cupboard and doors leading off to

Bedroom One to Front

13' 7" x 10' 6" (4.14m x 3.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator and fitted wardrobes

Bedroom Two to Rear

9' 6" x 12' 0" (2.9m x 3.66m) With UPVC double glazed window to rear elevation, wall mounted radiator and built-in wardrobes





Bedroom Three to Front

8' 5" x 6' 8" (2.57m x 2.03m) With UPVC double glazed window to front elevation and wall mounted radiator

Re-Fitted Family Bathroom to Rear

7' 7" x 5' 5" (2.31m x 1.65m) Being re-fitted with a three piece white suite comprising panelled bath with Mira Discovery shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, extractor, LED down lights, tiled flooring and obscure double glazed window



Garage

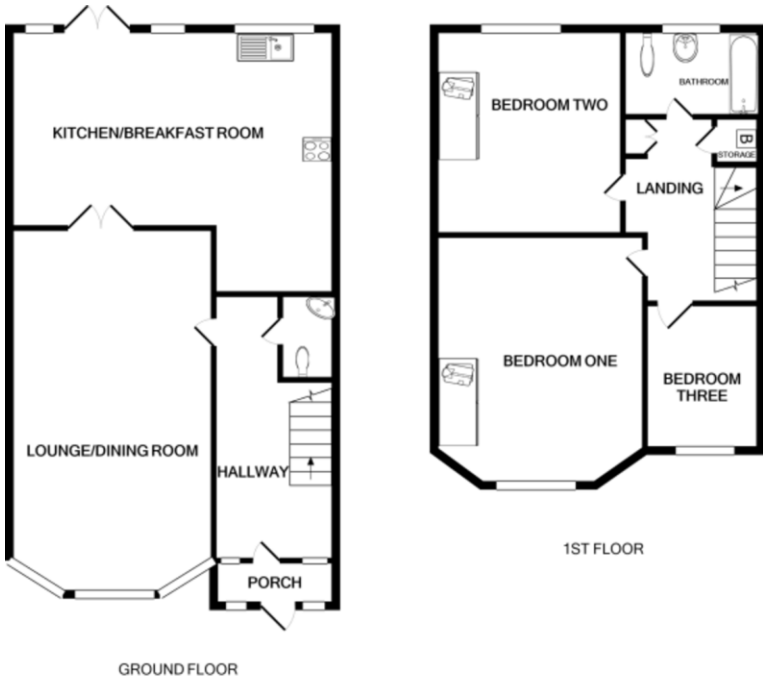
With up and over door and courtesy door to rear garden

Private Rear Garden

Being approximately 80ft in length and mainly laid to lawn with shrubbery borders, paved patio, paved section with garden shed, gate to driveway and fencing to boundaries

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metabolic software

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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