



smarthomes

## Bisbrook Croft

Solihull, West Midlands, B91 2LQ

- A Versatile Three Storey Town House
- Three/Four Bedrooms
- Sitting Room/Shug, Living Room/Bedroom Four & Dining Kitchen
- En-Suite Shower Room, Family Bathroom & Guest WC

**£300,000**

EPC Rating '77'







## 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 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 situated in a quiet cul-de-sac location and stands back from the road behind two conveniently situated parking spaces to the front, side passage and paved pathway leading to canopy porch with double glazed entrance door leading through to

### Spacious Entrance Hallway

With fitted doormat, coving to ceiling, ceiling light point, radiator, stairs leading to the first floor accommodation with under-stairs storage cupboard and door leading through to



#### **Sitting Room/Snug to Front**

10' 4" x 9' 0" (3.15m x 2.74m) With UPVC double glazed window to front elevation, television point, radiator and archway leading through to

#### **Dining Kitchen to Rear**

16' 7" x 9' 0" (5.05m x 2.74m) Being fitted with a range of wall, drawer and base units, granite effect roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, Logic four ring hob with extractor canopy over, inset eye-level Bosch electric double oven, space and plumbing for dishwasher, space for fridge freezer, tiled flooring, radiator, ample space for dining table, UPVC double glazed French doors leading out to the rear garden and door leading into



#### **Utility Room to Rear**

5' 5" x 5' 3" (1.65m x 1.6m) With Manrose extractor, wall mounted Ideal boiler, sink and drainer unit, ceramic tiled splashback, central heating programmer, space and plumbing for washing machine, tiled flooring, UPVC double glazed window to rear elevation and radiator

#### **Guest WC**

With WC, wash hand basin, tiled splashback, tiled effect floor covering, radiator and Manrose extractor

#### **Accommodation on the First Floor**

#### **Landing**

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



#### **Living Room/Bedroom Four to Front**

15' 1" x 10' 5" (4.6m x 3.18m) With coving to ceiling, two UPVC double glazed windows to front elevation and two radiators

#### **Bedroom One to Rear**

13' 0" up to wardrobes x 8' 7" (3.96m x 2.62m) With two UPVC double glazed windows to rear elevation, radiator, two built-in double wardrobes and door leading into



#### **En-Suite Shower Room**

7' 0" x 4' 9" (2.13m x 1.45m) Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, ceramic tiled splashbacks, shaver point, Manrose extractor, radiator and tiled effect floor covering





## Accommodation on the Second Floor

### Landing

Having an airing cupboard housing hot water cylinder with shelf over and doors leading off to

### Bedroom Two to Rear

15' 1" x 10' 9" max (4.6m x 3.28m) With radiator, built-in double wardrobe and two Velux windows to rear with fitted blinds

### Bedroom Three to Front

15' 1" x 8' 10" (4.6m x 2.69m) With two UPVC double glazed windows to front elevation and radiator

### Family Bathroom

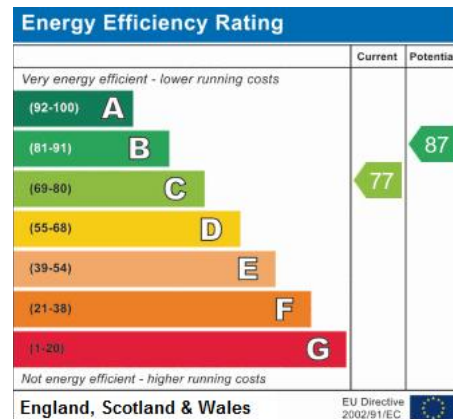
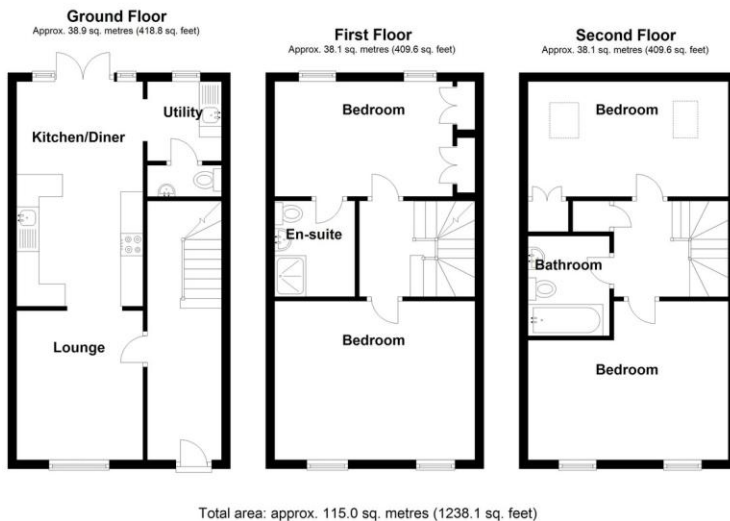
7' 0" x 5' 6" (2.13m x 1.68m) Being fitted with a three piece white suite comprising panelled bath with shower attachment and glazed screen, low flush W/C and pedestal wash hand basin, ceramic tiled splashbacks, radiator, shaver point, Manrose extractor and tile effect vinyl floor covering

### Low Maintenance Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to sides and rear and gated side passage

### 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.



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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