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Ringswood Road

Solihull, West Midlands, B92 7NH

- A Beautifully Presented Semi-Detached Family Home
- Four Bedrooms
- Two En-Suite Shower Rooms
- Modern Kitchen

£350,000

EPC Rating '75'





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 being a tarmac driveway providing off road parking for two cars with a lawn area to side and access to an obscure double glazed composite door with canopy over leading to

Entrance Hallway

With a central heating radiator, stairs to first floor with under stairs storage, ceiling light point and door to



Guest W.C

With an obscure double glazed window to front elevation, close coupled dual flush toilet, pedestal wash hand basin, ceiling light point and central heating radiator

Modern Kitchen to Front

12' 10" x 7' 3" (3.91m x 2.21m) Being fitted with a modern range of Paula Rosa wall and base units with work surface over incorporating a sink with drainer and Grohe mixer tap, further incorporating a four ring gas hob with extractor hood over. Integrated oven, dishwasher and fridge/freezer, plumbing and space for a washing machine, recessed Philip Hue spotlights, ceramic flooring, wall mounted central heating boiler with Nest thermostat and a double glazed window to front elevation



Lounge/Diner to Rear

17' 8" x 15' 9" (5.38m x 4.8m) With a UPVC double glazed window and French doors to rear elevation, two ceiling light points, two central heating radiators, TV aerial point and two telephone sockets

First Floor Landing

With an airing cupboard, stairs leading up to second floor and door to



Bedroom One to Rear

13' 6" x 13' 5" (4.11m x 4.09m) With UPVC double glazed window and French doors to rear elevation with a Juliet balcony, built in wardrobes, ceiling light point, telephone socket, central heating radiator and door to

Modern En-Suite

Being fitted with a modern white suite comprising a close coupled dual flush W.C, wash hand basin with mixer tap and a fully tiled Crosswater shower enclosure with thermostatically controlled mixer shower. Ceramic floor and wall tiling, recessed Philip Hue spotlights, Xpelair Silent Humidistat extractor fan, heated towel rail and an obscure UPVC double glazed window to side elevation



Bedroom Two to Front

10' 1" x 7' 5" (3.07m x 2.26m) With a UPVC double glazed window to front elevation, ceiling light point, built in wardrobes and central heating radiator

Bedroom Three to Front

8' 11" x 7' 11" (2.72m x 2.41m) With a UPVC double glazed window to front elevation, a range of built in office furniture, ceiling light point and central heating radiator



Family Bathroom to Side

Being fitted with a modern white suite comprising a panelled bath with mixer tap, close couple dual flush WC and a wash hand basin. Ceramic wall and floor tiling, recessed Philip Hue spotlights, extractor fan and an obscure UPVC double glazed window to side elevation

Second Floor Landing

With a ceiling light point and door leading to

Bedroom Four to Rear

With a UPVC double glazed window to rear elevation, partially vaulted ceiling, ceiling light point, loft access and a door to



Modern En-Suite Shower Room

Being fitted with a modern white suite comprising a close coupled dual flush WC, wash hand basin with mixer tap and a fully tiled shower enclosure with thermostatically controlled mixer shower. Ceramic floor tiling, shaver point, Xpelair Silent Humidistat extractor fan and a double glazed Velux window

Rear Garden

Being mainly laid to lawn with a paved patio area, shrubs and flowering borders 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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(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 are 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