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Mereside Way

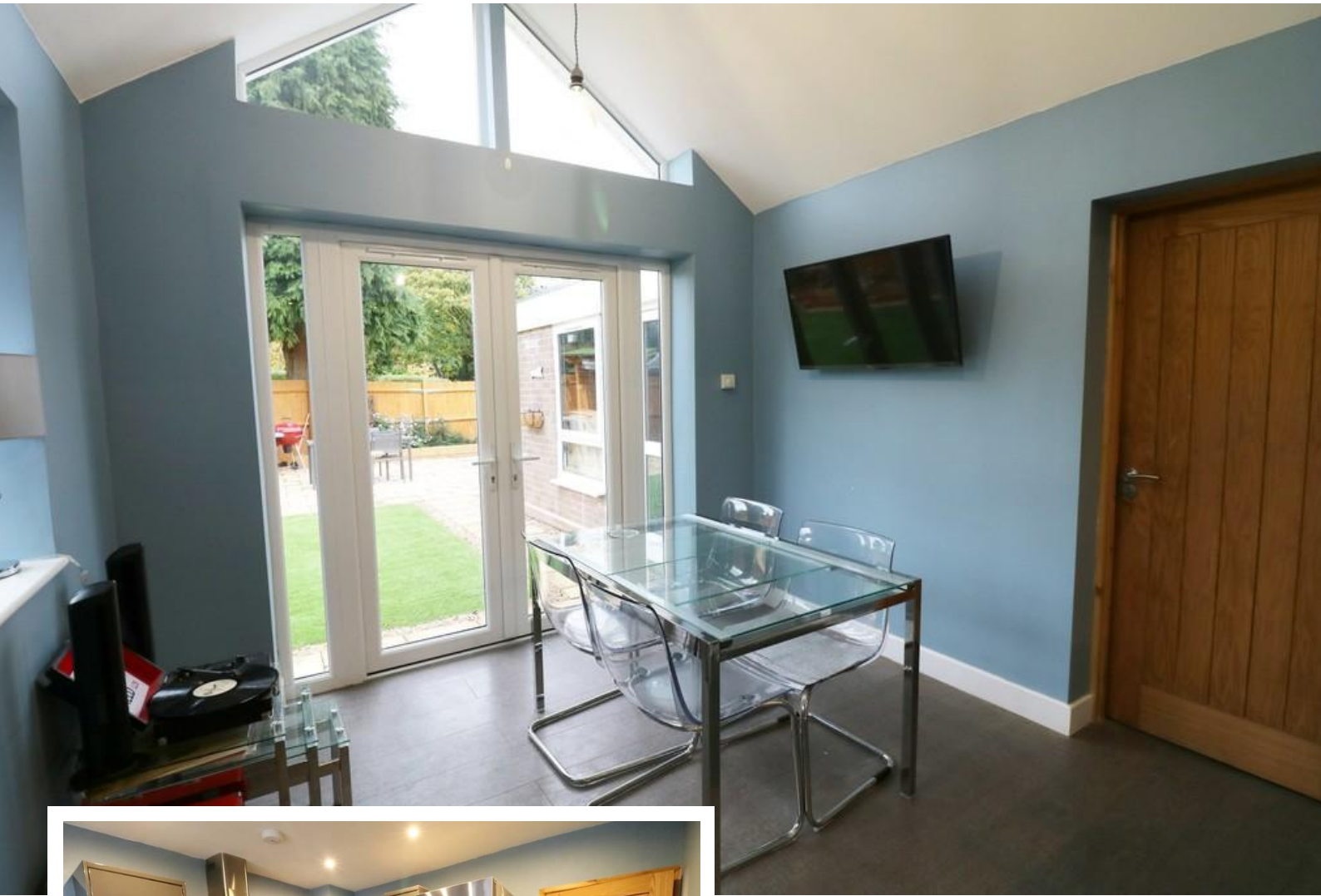
Solihull, West Midlands, B92 7AY

- A Refurbished Semi Detached Dormer Bungalow
- Four Bedrooms
- Lounge Diner & Extended & Re-Fitted Dining Kitchen
- Modern Re-Fitted Four Piece Family Bathroom & Guest WC/Wet Room

£449,950

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 lawned fore garden and tarmac driveway providing off road parking extending to tandem garage to side and front door leading through to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and oak doors leading off to

Guest WC/Wet Room

Being fitted with a three piece white suite comprising low flush WC, vanity wash hand basin and overhead rainfall shower with further handheld attachment, tiling to floor and splashback areas, obscure double glazed window to side, ceiling light point and heated towel rail



Lounge Diner to Front

16' 3" x 11' 5" (4.95m x 3.48m) With double glazed window to front elevation, two ceiling light points and radiator

Extended & Re-Fitted Dining Kitchen to Rear

19' 8" x 10' 2" (5.99m x 3.1m) Being re-fitted with a modern range of grey high gloss wall, drawer and base units, work surfaces with matching upstands incorporating sink and drainer unit with mixer tap, space for electric cooker with extractor canopy over, breakfast bar, space for fridge freezer, under-floor heating, spot lights to ceiling, radiator, vaulted ceiling with feature windows to rear, double glazed window to side and double glazed French doors leading out to the rear garden



Bedroom Two

10' 0" x 8' 9" (3.05m x 2.67m) With double glazed window, ceiling light point and radiator

Bedroom Three

11' 6" x 10' 10" (3.51m x 3.3m) With double glazed window, ceiling light point and radiator

Accommodation on the First Floor

Landing

With double glazed Velux window, study area, storage to eaves and doors leading off to

Bedroom One

10' 6" x 8' 8" with restricted head height (3.2m x 2.64m) With double glazed Velux window, ceiling light point, radiator and storage to eaves





Bedroom Two

11' 0" x 9' 8" with restricted head height (3.35m x 2.95m) With double glazed Velux window, ceiling light point, radiator and storage to eaves

Modern Re-fitted Four Piece Family Bathroom

Being re-fitted with a modern four piece white suite comprising freestanding bath with centralised mixer tap and handheld shower attachment, WC with enclosed cistern and wall mounted flush, vanity wash hand basin and corner shower cubicle with overhead rainfall shower and further handheld shower attachment, double glazed Velux window, chrome ladder style heated towel rail, ceiling light point and storage to eaves



Landscaped Rear Garden

Having a decked patio, artificial lawned area with gravel borders, paved patio to rear with raised borders and fencing to boundaries

Tandem Garage

31' 6" x 8' 2" (9.6m x 2.49m) With courtesy door to kitchen, space and plumbing for washing machine, double glazed window, door to garden and double opening garage doors to driveway

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 Nigel Hodges.



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

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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