



smarthomes

Meadow Grove

Solihull, West Midlands, B92 7JD

- A Well Presented Traditional Style Semi-Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Re-Fitted Kitchen

£329,950

EPC Rating '54'





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store. There are a variety of well-regarded schools close by including Kineton Green junior school and Langley junior and secondary school.



The property is set back from the road behind a block paved driveway with a sliding door leading to

Porch

With a window to side and part glazed door with side window leading to

Entrance Hallway

With laminate flooring, stairs leading to the first floor accommodation with under-stairs store cupboard, wall mounted radiator, ceiling light point and door leading into



Through Lounge/Diner

28' 0" x 11' 10" (8.53m x 3.61m) With UPVC double glazed bay window to front elevation and a UPVC double glazed bay with French doors leading to rear garden, two wall mounted radiators, Adam style fireplace with marble heath and backdrop with electric flame effect fire, coving to ceiling and ceiling light points

Kitchen to Rear

14' 2" x 12' 5" max (4.32m x 3.78m max) Re-fitted with a range of Shaker style wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Electric cooker point, wall mounted gas central heating boiler, UPVC double glazed door and window to rear garden, tiling to splash back area, tile effect laminate flooring, ceiling light point and door to garage/store room



Landing

With obscure UPVC window to side, access to loft space and door to



Bedroom One to Rear

13' 10" x 9' 5" (4.22m x 2.87m) With UPVC double glazed bay window to rear elevation, two wall mounted radiators, wall to wall fitted wardrobes and ceiling light point

Bedroom Two to Front

13' 7" x 8' 7" (4.14m x 2.62m) With UPVC double glazed bay window to front elevation, two built in double wardrobes, wall mounted radiator and ceiling light point

Bedroom Three to Front

7' 6" x 7' 5" (2.29m x 2.26m) With UPVC double glazed oriel window to front elevation, wall mounted radiator and ceiling light point

Family Bathroom to Rear

7' 10" x 7' 10" (2.39m x 2.39m) Being re-fitted with a modern white suite comprising a shower enclosure, corner bath, low flush WC and pedestal wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas, tile effect flooring, radiator and ceiling light point

Store Room/Garage

17' 3" x 7' 2" (5.26m x 2.18m) With doors to front with tradesman's entrance, fitted worktop, plumbing for washing machine, door to kitchen and door to

Guest W.C

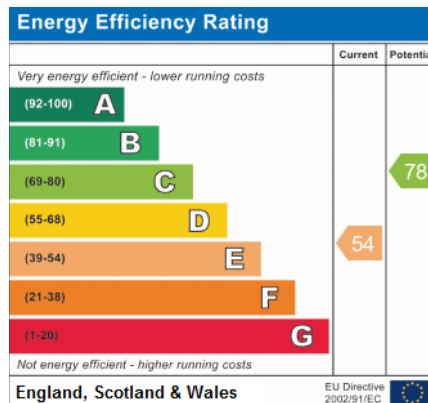
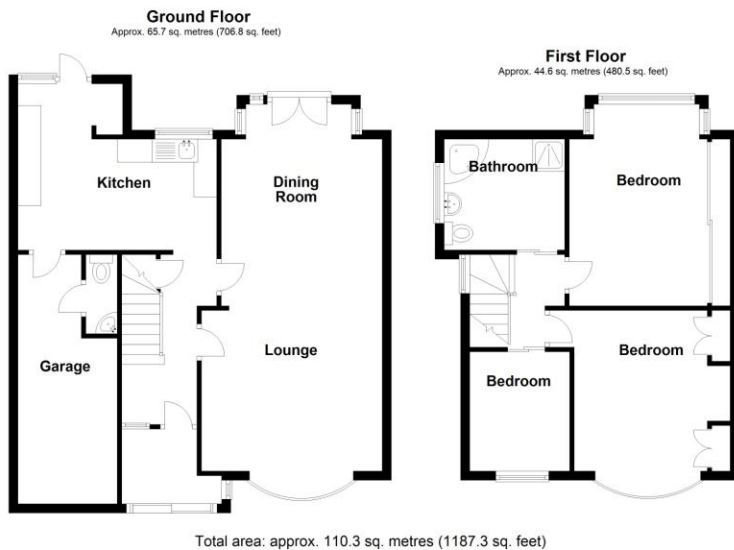
Being fitted with a modern white suite comprising a low flush W.C and corner vanity wash hand basin. Tiling to splash back areas, tile effect flooring and ceiling light point

Rear Garden

Being mainly laid to lawn with a two paved patio areas, flowering borders and panelled fencing and hedging 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 Nigel Hodges



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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