



smarthomes

Bramcote Drive

Solihull, B91 2HT

- A Beautifully Presented and Extended Semi-Detached Family Home
- Three Double Bedrooms
- Extended and Re-Fitted Kitchen/Diner & Re-Fitted Family Bathroom
- No Upward Chain

£375,000

EPC Rating '56'





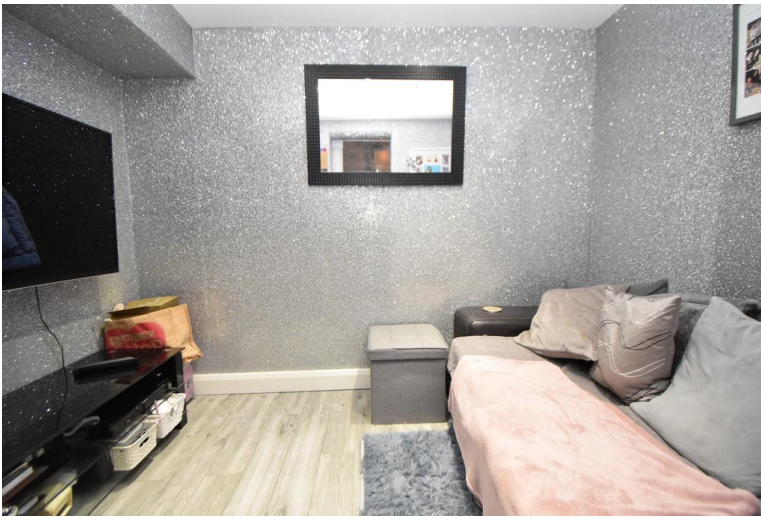
Property Description

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 shingle driveway providing off road parking with low level fencing. There are side hung doors leading to the remainder of the original garage which has space for bin storage, and a UPVC double glazed door leads into

Porch

With a tiled floor, lighting, built in cupboard and a wooden front door with single glazed side windows leading to



Entrance Hallway

With ceiling light point, radiator, wood effect porcelain tiling to the floor, stairs leading to the first floor accommodation with under stairs storage cupboard and opening to

Family Room

8' 6" x 6' 6" (2.6m x 2m) With ceiling spotlights and wood effect porcelain tiling to the floor

Lounge to Front

16' 4" x 10' 9" (5m x 3.3m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, coving to ceiling, ceiling light point and opening to



Extended and Re-Fitted Kitchen/Diner to Rear

23' 7" x 10' 5" (7.2m x 3.2m) Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over incorporating a sink and drainer unit with mixer tap over. Central island incorporating a freestanding Rangemaster multi fuel cooker, freestanding American style fridge/freezer, integrated wine fridge, integrated dishwasher, integrated electric oven, wood effect porcelain tiling to the floor, two feature vertical radiators, ceiling spot lights, plinth lighting, under stairs storage cupboard, double glazed window to the rear aspect, double glazed door to rear garden and hardwood door with side window leading to



Utility Room

With a Quartz work surface with space and plumbing for washing machine, UPVC double glazed window to rear, UPVC double glazed door to rear garden, wood effect porcelain tiling to the floor, wall mounted gas central heating boiler, central heating radiator, ceiling spot light and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C incorporating a wash hand basin, wood effect porcelain tiling to the floor and ceiling light point



Useful Storage Room

6' 10" x 6' 6" (2.1m x 2m) With wood effect porcelain tiling to the floor and ceiling light point

Landing

With a UPVC double glazed window to side, access to a boarded loft space via a drop down ladder and door to



Bedroom One to Front

15' 8" x 8' 6" (4.8m x 2.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, a range of built in wardrobes and ceiling light point

Bedroom Two to Rear

12' 5" x 9' 2" (3.8m x 2.8m) With UPVC double glazed window to rear elevation, wall mounted radiator, a range of fitted wardrobes with mirror fronted doors and ceiling light point

Bedroom Three to Front

14' 1" x 8' 2" (4.3m x 2.5m) With two UPVC double glazed windows to front elevation, two wall mounted radiators, coving to ceiling and ceiling light point

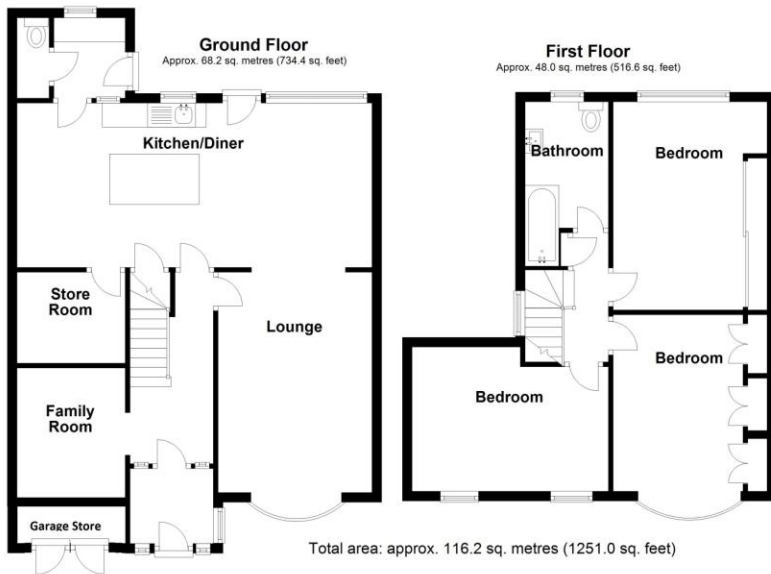


Re-Fitted Family Bathroom to Rear

8' 6" x 5' 2" (2.6m x 1.6m) Being re-fitted with a modern white suite comprising of a panelled bath with shower over, feature vanity wash hand basin and a low flush W.C. Feature radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with an Indian slate paved patio, wood chipped borders, railway sleeper edging and panelled 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(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