



smarthomes

Hobs Meadow

Solihull, West Midlands, B92 8PG

- A Beautifully Presented Family Home
- Three Well Proportioned Bedrooms
- Through Lounge Diner
- Superb Re-Fitted Kitchen & Family Bathroom

£249,950

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 herringbone block paved driveway providing ample off road parking extending to courtesy access to side and canopy porch with composite front door leading into



Spacious Entrance Hall

With wood effect flooring, spindle balustrade staircase leading to the first floor accommodation, inset ceiling downlighters, wall mounted Yale alarm control panel, radiator and glazed door leading into

Through Lounge Diner

20' 3" x 11' 9" max (6.17m x 3.58m) With double glazed window to front elevation, double glazed French doors leading out to the rear garden, two ceiling light points, coving to ceiling, stripped timber effect flooring, feature floating log effect electric fire and two radiators



Superb Re-fitted Kitchen to Rear

10' 9" x 8' 3" (3.28m x 2.51m) Being re-fitted with a modern high gloss range of wall, drawer and base units incorporating pan drawers and glazed display cabinets, butcher block style work surfaces, ceramic sink and drainer unit with contemporary mixer tap, glazed splashbacks, four ring Lamona induction hob with extractor canopy over, inset electric oven, integrated fridge freezer and dishwasher, space and plumbing for washing machine, double glazed French doors leading out to the rear garden, inset downlighters and slate effect flooring



Accommodation on the First Floor

Split Level Landing

With inset downlighters, access to boarded loft space with ladder, built-in airing cupboard with slatted shelving and doors leading off to

Master Bedroom to Front

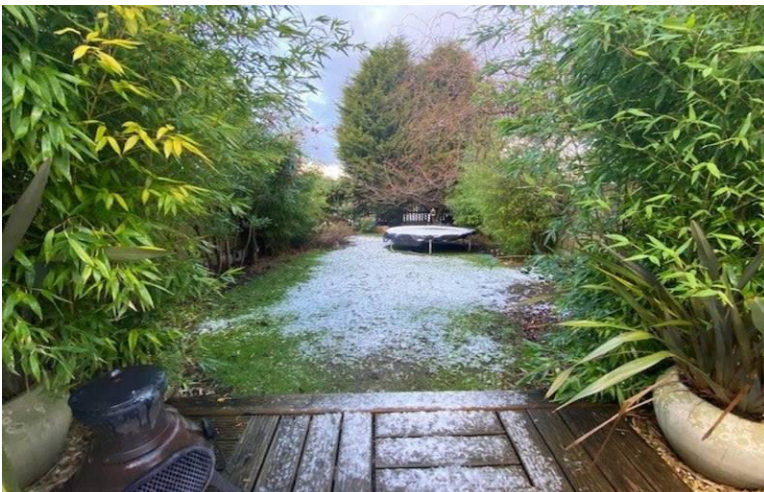
11' 10" x 11' 4" (3.61m x 3.45m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

13' 2" x 8' 3" (4.01m x 2.51m) With radiator, double glazed window overlooking the rear garden with open views beyond and ceiling light point

Bedroom Three to Front

7' 8" x 6' 3" (2.34m x 1.91m) With double glazed window to front elevation, radiator, inset downlighters and handy over-stairs storage with hanging rail





Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising P-shaped panelled bath with monsoon soaker shower over, additional hand fitment, centralised mixer tap and glazed screen, low flush WC and freestanding vanity unit with ceramic basin, two obscure double glazed windows to rear, Travertine tiling to walls and floor, ladder style heated towel rail and inset ceiling downlighters

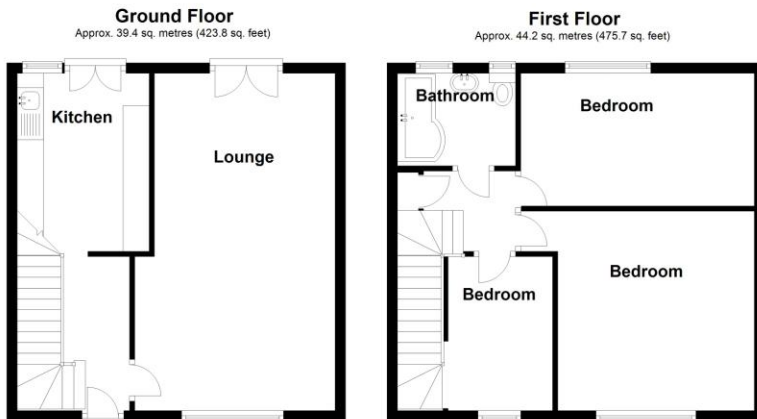
Pleasant Rear Garden

Being mainly laid to lawn with well stocked shrub borders, a range of mature trees providing a private aspect, feature decked area, courtesy access to front, external power points, cold water tap and two brick built store sheds



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.



Total area: approx. 83.6 sq. metres (899.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(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