



smarthomes

Warings Green Road

Hockley Heath, Solihull

- A Stunning Individually Designed Five Bedroom Family Home
- Four Spacious Reception Rooms & Superb Family Kitchen
- En-Suite Bathroom & Shower Room & Spacious Bathroom
- Mature Wrap Around West Facing Gardens with Orchard

£1,225,000

Current EPC Rating - D

Current Council Tax Band - H





Property Description

Smart Homes Portfolio are delighted to offer this stunning individually designed detached family home set in a delightful rural location. Available for sale for the first time since its construction by the current owners in 2006 and benefiting from no chain, the accommodation comprises a welcoming entrance hallway, four spacious reception rooms, a superb open plan family kitchen with air conditioning, large utility room, guest W.C, five double bedrooms, en-suite bathroom to master bedroom, en-suite shower room to bedroom two, spacious five piece family bathroom, detached double garage, generous driveway parking and mature wrap around gardens with orchard and West facing open views to rear

Tenure

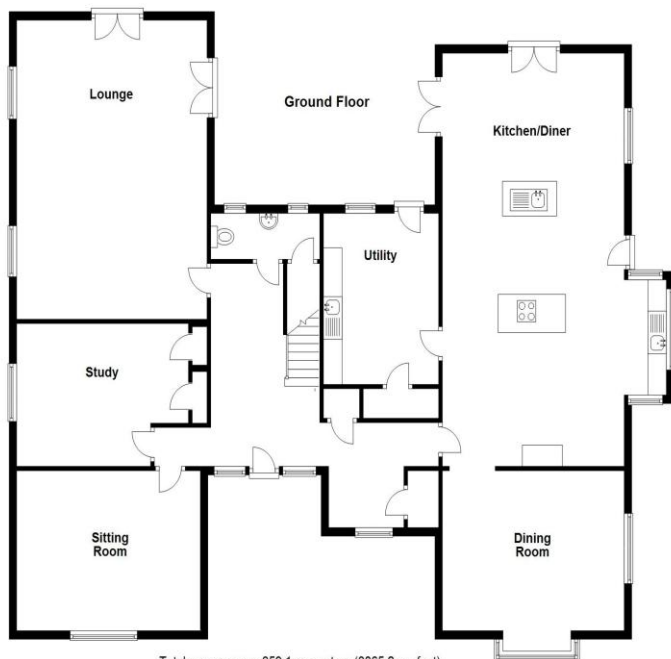
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – H



Rooms & Measurements

- Spacious Triple Aspect Lounge 6.73m x 4.9m (22'0" x 16'0")
- Versatile Dual Aspect Sitting Room 4.9m x 3.48m (16'0" x 11'5")
- Large Study to Side 4.19m x 3.1m (13'9" x 10'2")
- Superb Open Plan Triple Aspect Family Kitchen 9.17m x 5.92m (30'1" x 19'5")
- Spacious Dual Aspect Dining Room 4.9m x 4.17m (16'0" x 13'8")
- Large Utility Room to Rear 3.53m x 2.77m (11'7" x 9'1")
- Triple Aspect Master Bedroom with En-Suite 7.24m x 4.9m (23'9" x 16'0")
- Four Piece En-Suite Bathroom 2.54m x 2.51m (8'4" x 8'3")
- Bedroom Two to Front 4.06m x 3.43m (13'4" x 11'3")
- En-Suite Shower Room 2.26m x 1.55m (7'5" x 5'1")
- Dual Aspect Bedroom Three 4.9m x 4.6m (16'0" x 15'1")
- Dual Aspect Bedroom Four 4.8m x 4.57m (15'9" x 15'0")
- Bedroom Five to Rear 2.77m x 2.62m (9'1" x 8'7")
- Spacious Five Piece Family Bathroom to Side 3.53m x 3.23m (11'7" x 10'7")



Total area: approx. 359.1 sq. metres (3865.2 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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 are advised to recheck the measurements.