



Silhill Hall Road

Solihull

- An Impressive & Extended Four/Five Bedroom Detached Family Home
- Two Reception Rooms
- Four First Floor Double Bedrooms & Loft Conversion
- Impressive Extended Breakfast Kitchen Diner
- Conservatory
- Utility & Guest WC
- Two First Floor En Suites & Four Piece Family Bathroom

**Offers Over
£1,200,000**

Current EPC Rating - 72 (C)
Current Council Tax Band - G





Property Description

An impressive and extended four/five bedroom detached family home offering two spacious reception rooms, impressive extended breakfast kitchen diner, conservatory, utility, guest WC, four double first floor bedrooms, dressing room, two en-suites and four piece family bathroom, loft conversion providing further spacious accommodation, extensive mature West facing garden, double garage and off-road parking

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 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.



Rooms & Measurements

Spacious Entrance Hallway

Dining Room to Front - 4.7m (into bay) x 3.8m (15'5" x 12'5")

Lounge to Rear - 7.2m x 3.7m (23'7" x 12'1")

Impressive Extended Breakfast Kitchen Diner to Rear - 6.8m x 6.3m (22'3" x 20'8")

Conservatory to Rear - 6.9m x 3.9m (22'7" x 12'9")

Utility Room to Side - 4.4m x 2.9m (max) (14'5" x 9'6")

Guest WC

Impressive Master Bedroom to Front - 4.8m x 3.7m (15'8" x 12'1")

Dressing Room to Rear - 4.4m x 3.1m (to wardrobes) (14'5" x 10'2")

En Suite Bathroom to Side - 2.6m x 2m (8'6" x 6'6")

Bedroom Two to Rear - 5.2m x 3.5m (17'0" x 11'5")

En Suite Shower Room to Side

Bedroom Three to Rear - 5.4m x 3.1m (17'8" x 10'2")

Bedroom Four to Front - 4.1m x 3.2m (13'5" x 10'5")

Four Piece Family Bathroom to Side - 2.5m x 2.3m (8'2" x 7'6")

Loft Conversion - 10m x 8.3m (32'9" x 27'2")

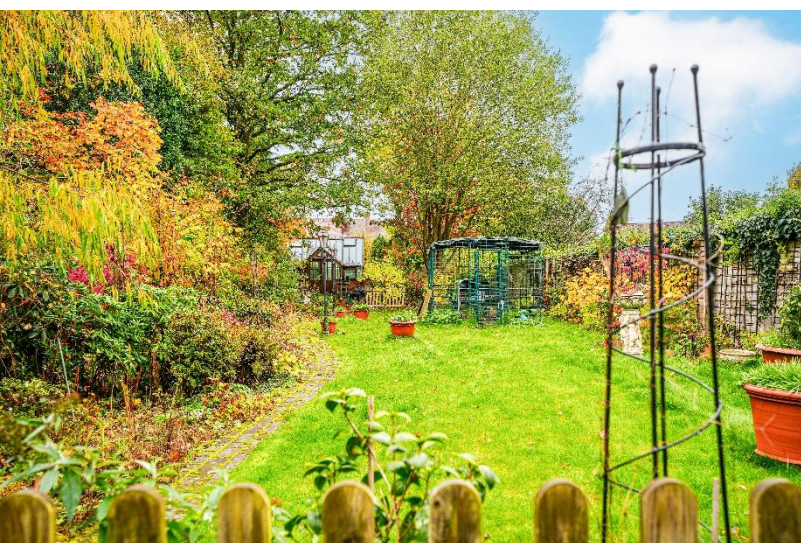
Double Garage - 5.2m x 4.7m (17'0" x 15'5")

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 vendor

Current council tax band – G



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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 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 are advised to recheck the measurements.