



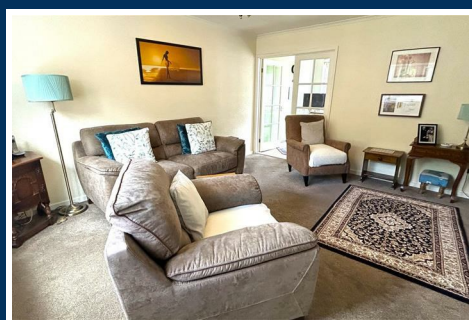
33 Billsmore Green

, Solihull, B92 9LN

Offers In The Region Of £310,000



****THREE BEDROOM SEMI-DETACHED FAMILY HOME CLOSE TO SOLIHULL TOWN CENTRE!!**** This superb three-bedroom semi-detached home situated in a well sought-after part of Solihull. Conveniently located within the catchment area for nearby Schools, this property is in a close distance to a wide range of local amenities including Solihull Town Centre, motorway links, local shopping facilities and public transport links. The property comprises; a driveway, rear garage, porch, hallway, living room, kitchen diner, and well-maintained mature garden with rear access to the canal. To the first floor, there are three bedrooms, and a shower room. Energy Efficiency Rating TBC. To arrange your viewing of this lovely home please call our Kings Norton Office.



Approach

Approached via front garden with driveway for off road parking and access to the rear garage, pathway leading to double glazed porch with accompanying double glazed windows to the side opening into;

Porch

With further frosted double glazed door and accompanying window opening into;

Hallway

With ceiling light point, central heating radiator, door opening into useful storage cupboard, stairs rising to the first floor accommodation and glazed interior door opening into:

Living Room

14'4" x 15'0" (4.389 x 4.575)

With central heating radiator, double glazed bay window to the front aspect, ceiling light point and alcove for fireplace and double opening glazed doors opening into:

Kitchen/Diner

17'7"x 8'3" (5.379x 2.516)

With two double glazed window to the rear aspect, double glazed frosted door giving access to rear garden, central heating radiator, two ceiling light points, tiled flooring, selection of matching wall and base units, tiled splash back areas, space facility for: tumble dryer, gas cooker, fridge and freezer and one and half sink and drainer with mixer tap over.

First Floor Landing

Stairs rising from the hallway up to first floor landing with loft access point ceiling light, obscure double glazed window to the side aspect and doors opening into:

Bedroom One

12'5" x 9'11" to the rear of the wardrobe (3.794 x 3.032 to the rear of the wardrobe)

With fitted wardrobes and overhead storage, central heating radiator, double glazed window to the front aspect and ceiling light point.

Bedroom Two

11'0" x 10'0" (3.356 x 3.049)

With double glazed window to the rear aspect, central heating radiator, ceiling light point and built in wardrobes.

Bedroom Three

7'6" x 7'9" max (2.287 x 2.368 max)

With double glazed window to the front aspect, central heating radiator and ceiling light point;

Shower Room

7'4" max x 7'3" max (2.237 max x 2.219 max)

With laminate effect floor covering, obscured double glazed window to the rear aspect, ceiling spot light point, wash hand basin on pedestal with mixer tap over, low flush button wc, central heating radiator, corner walk in shower cubicle mains powered shower and rainfall effect shower attachment, door opening into storage cupboard housing combi boiler and tiling so splash back areas.

Rear Garden

Can be accessed from either the side accessway or from the kitchen/diner to block paved patio area with steps leading up to further patio area with pond and a selection of trees, plants and shrubs, potting shed to the rear, access into the garage and further steps giving access to a rear garden with access to the canal.

Garage

16'1" x 8'0" (4.920 x 2.441)

With metal up and over door to the front aspect.





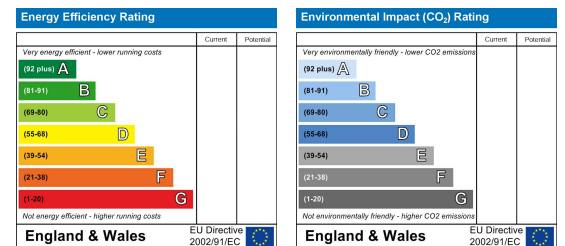
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.