



smarthomes

Eden Road

Solihull, West Midlands, B92 9DT

- An Extended & Beautifully Presented Semi Detached Family Home
- Three Bedrooms & Two Reception Rooms
- Extended Four Piece Family Bathroom
- Extended Contemporary Kitchen

£315,000

EPC Rating 66

Current Council Tax Band C





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 gravelled fore garden and paved driveway providing off-road parking with electric car charging point extending to shared driveway to side leading to garage. The composite front door leads through to



Enclosed Porch

With tiled flooring and obscure double glazed door leading through to

Entrance Hallway

With feature Amtico flooring, ceiling light point, radiator, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Lounge to Front

18' 0" x 10' 2" (5.5m x 3.1m) With radiator, coving to ceiling, double glazed bay window with American style shutters to front elevation, wall lighting and log burning stove with slate hearth and wooden surround



Extended Contemporary Kitchen to Rear

13' 5" x 6' 10" (4.1m x 2.1m) Being fitted with a contemporary range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with inverted extractor and glazed splashback, inset eye-level oven, grill and microwave oven, integrated washing machine, dishwasher and fridge freezer, spotlights to ceiling, feature Amtico flooring, double glazed windows to side and rear elevations and UPVC obscure double glazed door leading out to the rear garden



Extended Dining Room to Rear

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed window to rear elevation, ceiling light point, coving to ceiling, feature wooden panelling and radiator

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, coving to ceiling, loft access and doors leading off to

Bedroom One to Front

15' 1" x 9' 2" (4.6m x 2.8m) With double glazed bay window to front elevation, coving to ceiling, radiator, ceiling light point and fitted wardrobes

Bedroom Two to Rear

11' 5" x 10' 2" (3.5m x 3.1m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point





Bedroom Three to Front

6' 6" x 5' 10" (2.0m x 1.8m) With double glazed window to front elevation, coving to ceiling and ceiling light point

Four Piece Family Bathroom to Rear

10' 9" x 5' 6" (3.3m x 1.7m) Being fitted with a four piece white suite comprising; feature freestanding bath, low flush WC, wall mounted vanity wash hand basin with drawers beneath and walk-in shower enclosure with thermostatic overhead rainfall shower and additional shower attachment, tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator and ceiling light points

Rear Garden

Being mainly laid to lawn with paved patio, exterior lighting, fencing to boundaries, paved pathway, greenhouse, shrub borders, gated side access leading to shared driveway to side providing access to garage and decked terrace to rear with pergola and electric

Garage

16' 4" x 8' 2" (5.0m x 2.5m) With metal up and over garage door, ceiling light points and workbench

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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@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 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 are advised to recheck the measurements.