



smarthomes

Seven Star Road

Solihull, West Midlands, B91 2BZ

- A Detached Property in Need of Modernisation
- Three Double Bedrooms (Formerly Four Bedrooms)
- Two Reception Rooms
- Breakfast Kitchen

£575,000

EPC Rating - 51

Current Council Tax Band - F





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 lawned fore garden and block paved driveway providing off road parking extending to double garage doors and UPVC double glazed sliding door leading into

Enclosed Porch

With double glazed windows, lighting and hardwood door with obscure glazing leading through to



Entrance Hallway

With ceiling light point, wall lighting, radiator, dado rail, picture rail, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

14' 5" into bay x 11' 9" (4.4m x 3.6m) With double glazed bay window to front elevation, radiator, coving to ceiling, dado rail, ceiling light point, wall lighting and fireplace with marble hearth and wooden surround

Reception Room Two to Rear

16' 8" x 11' 9" (5.1m x 3.6m) With double glazed sliding patio door leading out to the rear garden, radiator, coving to ceiling, ceiling light point and exposed brick chimney breast with tiled hearth and gas fire



Breakfast Kitchen to Rear

16' 0" max x 15' 5" max (4.9m x 4.7m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to walls, four ring hob, inset eye-level oven, integrated washing machine, breakfast bar area, radiator, ceiling light points, useful under-stairs storage cupboard, double glazed window to rear, double glazed sliding patio door leading out to the rear garden and part glazed door leading into

Utility Room

7' 2" x 6' 2" (2.2m x 1.9m) With obscure double glazed window to side elevation, UPVC obscure double glazed door to side, space and plumbing for washing machine, glazed roof, freestanding Potterton boiler and door to garage



Landing

With loft access, coving to ceiling, ceiling light point, dado rail, original feature window and doors leading off to

Bedroom One to Front

14' 9" into bay x 11' 9" (4.5m x 3.6m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light points



Bedroom Two to Rear

16' 0" x 11' 9" (4.9m x 3.6m) With double glazed window to rear elevation, two radiators, coving to ceiling and ceiling light points

Bedroom Three to Rear

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to rear elevation, radiator, picture rail, useful storage cupboard, ceiling light point and door leading into mansard roof area ideal for storage with double glazed window to front elevation



Spacious Family Bathroom to Front

16' 0" x 8' 6" (4.9m x 2.6m) Being fitted with a three piece suite comprising; sunken bath, vanity sink and double shower enclosure with thermostatic shower, two obscure double glazed windows to front, tiling to water prone areas, ladder style radiator, ceiling light points, wall lighting and fitted storage cupboards

Separate WC

With obscure window to rear, low flush WC, vanity sink, radiator, tiling to half height, extractor, ceiling light point and wall lighting

Rear Garden

Being mainly laid to lawn with paved patio, side gate access, block paved terrace, fencing to boundaries and a variety of mature shrubs and trees

Garage

15' 5" x 8' 2" (4.7m x 2.5m) With double garage doors to driveway, ceiling light points, power points and obscure double glazed window to side elevation

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. Current council tax band - F



Total area: approx. 148.8 sq. metres (1601.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(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. 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.