



smarthomes

Campden Green

Solihull, West Midlands , B92 8HQ

- A Semi Detached Property In Need Of Modernisation
- Three Bedrooms
- Pleasant Rear Garden
- No Upward Chain

£250,000

EPC Rating 37

Current Council Tax Band B





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 block paved hardstanding extending to UPVC double glazed door leading into



Enclosed Porch

With double glazed windows and door leading through to

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and part glazed door leading through to

Breakfast Kitchen to Rear

9' 0" x 13' 8" (2.74m x 4.17m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space for appliances, breakfast bar area, ceiling light point, double glazed windows to rear, UPVC double glazed door leading out to the rear garden and door leading into



Dual Aspect Lounge

20' 9" x 10' 0" (6.32m x 3.05m) With double glazed windows to front and rear elevations, coving to ceiling, ceiling light points and gas fireplace with brick surround



Accommodation on the First Floor

Landing

With double glazed windows, ceiling light point, built-in cupboard and doors leading off to

Bedroom One to Front

7' 0" x 10' 0" (2.13m x 3.05m) With double glazed window to front elevation and ceiling light point



Bedroom Two to Rear

13' 7" x 10' 0" (4.14m x 3.05m) With double glazed window to rear elevation and ceiling light point



Bedroom Three to Rear

9' 0" x 9' 2" (2.74m x 2.79m) With double glazed window to rear elevation and ceiling light point

Shower Room

6' 8" x 5' 10" (2.03m x 1.78m) Being fitted with a three piece suite comprising of; walk-in shower area with electric shower, low flush WC and pedestal wash hand basin with tiling to water prone areas, obscure double glazed window to side, extractor and ceiling light point

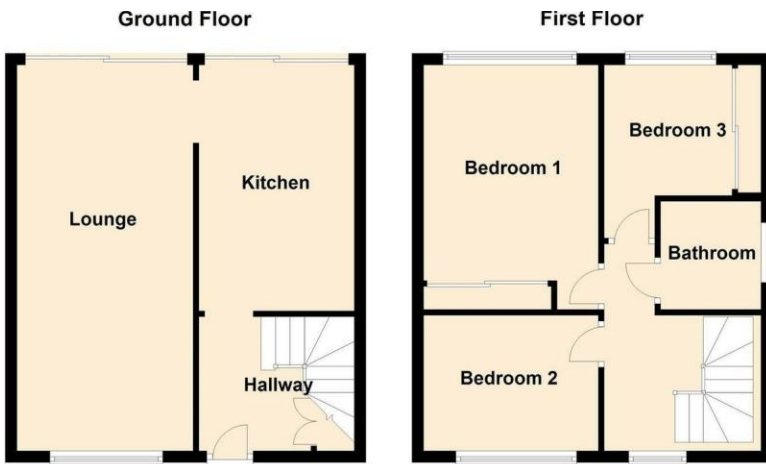
Rear Garden

Being mainly laid to lawn with paved patio, crazy paved terrace, fencing and hedging to boundaries and a variety of mature shrubs and bushes



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 - B



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 37 | |
| (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.