



smarthomes

Whar Hall Road

Solihull, West Midlands, B92 0PE

- A Beautifully Presented & Extended Semi Detached
- Three Double Bedrooms
- Re-Fitted Kitchen /Breakfast Room
- Spacious Through Lounge/Diner

Offers In Excess of
£350,000

EPC Rating 69

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.

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The property is set back from the road behind a block paved driveway providing ample off road parking extending to double glazed front door leading into

Entrance Hallway

With ceiling light point, two central heating radiators, oak effect flooring, stairs leading to the first floor accommodation and door leading off to

Superb Through Lounge/Diner

23' 2" x 11' 1" (7.06m x 3.38m) With double glazed window to front elevation, two central heating radiators, feature oak fire surround, two ceiling light points and double glazed French doors leading out to the rear garden



Superb Extended Kitchen/Breakfast Room

10' 1" x 13' 11" (3.07m x 4.24m) Being fitted with a range of wall and base units with complementary Quartz work surfaces over, sink and drainer unit with mixer tap, Metro style tiling to walls, integrated oven and microwave, gas on glass four ring gas hob set below combination light and extractor, full width dishwasher and 70/30 integrated fridge freezer, central heating radiator, door to pantry, LED spot lights to ceiling, double glazed window to rear and double glazed door with matching window to side leading out to rear garden



Garage (Utility)

12' 9" x 7' 4" (3.89m x 2.24m) Having bi-fold opening doors to front with courtesy door, plumbing for washing machine, sink and drainer unit with mixer tap and a range of base and matching wall units

Accommodation On The First Floor

Landing

With decorative wrought iron balustrade, airing cupboard housing Worcester central heating boiler, ceiling light point and doors leading off to

Superb Double Aspect Master Bedroom

22' 6" x 7' 3" (6.86m x 2.21m) With double glazed window to front and rear elevation, central heating radiator, two ceiling light points and extending to dressing area with drawers and wardrobes



Bedroom Two to Front

11' 3" x 9' 10" (3.43m x 3m) Having a double glazed window to front elevation, central heating radiator, ceiling light point and range of fitted wardrobes and dressing table



Bedroom Three to Rear

7' 7" x 12' 3" (2.31m x 3.73m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being fitted with a white three piece suite comprising; dark wood panelled bath with pillar mixer taps, shower over with monsoon soak, additional hand fitment and glazed screen, low flush WC and vanity wash hand basin with mixer tap, marble effect tiling to walls and floor, obscure double glazed window to rear, chrome heated towel rail and spot lights to ceiling

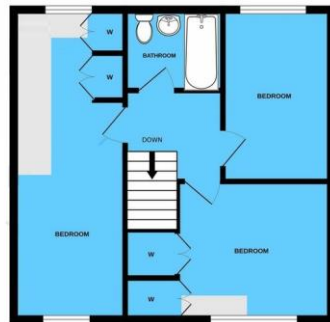
Rear Garden

Having artificial lawned area with flower borders and extensive paved patio area, fencing to boundaries, external power points, security lighting and cold water tap.



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(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 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.