



smarthomes

Rectory Gardens

Solihull, West Midlands, B91 3RL

- A Well Presented Semi-Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Re-Fitted Family Bathroom

£635,000

EPC Rating - 55

Current Council Tax Band - E





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.

A well presented semi-detached family home situated in a most sought after cul-de-sac location a stones throw from Solihull Town Centre. The property benefits from planning approval for a 5 meter single storey rear extension, garage conversion and loft conversion and offers accommodation comprising two reception rooms, breakfast kitchen, modern ground floor shower room, four double bedrooms, re-fitted family bathroom, private rear garden, garage and driveway parking



The property is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side and an open porch with a single glazed wooden front door with matching coloured glass window to side leading into

Entrance Hallway

With a further coloured glass window to front, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

16' 8" x 10' 9" (5.1m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring and a wall mounted gas fire



Reception Room Two to Rear

15' 5" x 7' 10" (4.7m x 2.4m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, ceiling light point, laminate flooring and a living flame gas fire with stone hearth and surround

Breakfast Kitchen to Rear

12' 5" x 11' 9" (3.8m x 3.6m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for a freestanding gas cooker with extractor hood over, space and plumbing for dishwasher, breakfast bar, tiling to splash back areas, radiator, ceiling light point, double glazed window to the rear aspect and a wooden door to side passage



Modern Ground Floor Shower Room

Being fitted with a modern white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor and ceiling spot lights

Landing

With ceiling light point, feature obscure single glazed window, loft hatch and doors leading off to

Bedroom One to Rear

15' 1" x 10' 5" (4.6m x 3.2m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of built in wardrobes, drawers and vanity area



Bedroom Two to Front

16' 8" x 10' 9" (5.1m x 3.3m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of built in wardrobes and drawers

Bedroom Three to Rear

11' 1" x 9' 6" (3.4m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Four to Front

9' 2" x 8' 6" (2.8m x 2.6m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

12' 5" x 6' 2" (3.8m x 1.9m) Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, vanity wash hand basin, a low flush W.C and separate shower enclosure with overhead monsoon soaker and obscure UPVC double glazed window to rear. Chrome heated towel rail, tiling to full height and floor, ceiling light point and an obscure double glazed window to the front elevation



Private Rear Garden

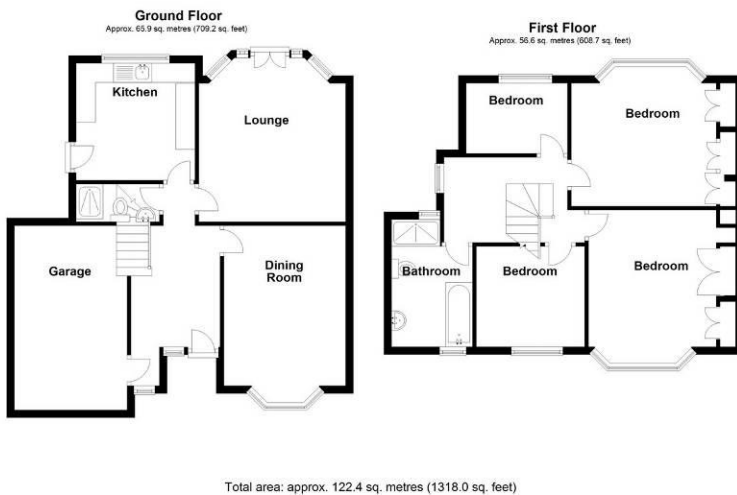
Being mainly laid to lawn with a concrete patio area, gated side access, mature shrubs and bushes, panelled fencing to boundaries and access to Brueton Park to rear

Garage

15' 5" x 8' 2" (4.7m x 2.5m) With an up and over door for vehicular access, ceiling light point, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler and courtesy door to hallway

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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(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 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.