



smarthomes

**Eastbury Drive**

Solihull

- A Very Well Presented Four/Five Bedroom Family Home
- Re-Fitted Kitchen, Bathroom & En-Suite Shower Room
- Landscaped Rear Garden
- Spacious Lounge Opening into Sun Room

**Offers Over £440,000**

Current EPC Rating - D

Current Council Tax Band - E





## Property Description

An extremely well presented modern detached family home benefitting from four bedrooms plus further ground floor bedroom (converted garage), lounge opening to sun room, dining area, modern kitchen, guest WC, en suite shower room, family bathroom, off-road parking and delightful landscaped rear garden

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



## Rooms & Measurements

- Ground Floor Bedroom (Converted Garage) 2.41m x 3.45m (7'11" (max) x 11'4")
- Kitchen to Front 2.74m x 4.8m (9'0" x 15'9")
- Dining Area to Rear 2.74m x 3.45m (9'0" x 11'4")
- Lounge to Rear 4.52m x 3.45m (14'10" x 11'4")
- Sun Room to Rear 3.35m x 3.05m (11'0" x 10'0")
- Bedroom One to Rear 4.52m x 3.58m (14'10" x (max) 11'9" (max)
- En Suite Shower Room 1.19m x 2.44m (3'11" x 8'0")
- Bedroom Two to Front 4.39m x 2.84m (14'5" (max) x 9'4" (max)
- Bedroom Three to Front 2.97m x 2.97m (9'9" x 9'9")
- Bedroom Four to Rear 2.67m x 2.79m (8'9" x 9'2")
- Family Bathroom to Side 1.75m x 2.06m (5'9" x 6'9")

### Tenure

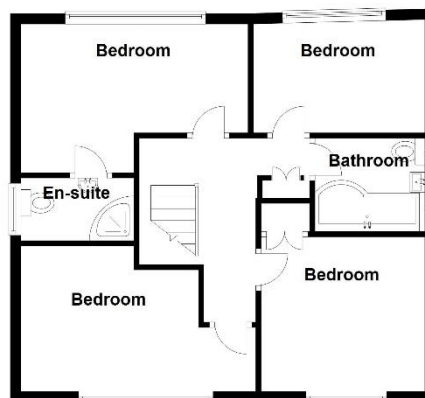
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E



Ground Floor



First Floor



Total area: approx. 127.6 sq. metres (1373.2 sq. feet)

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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.