



smarthomes

Reservoir Road

Solihull

- An Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Spacious Four Piece Family Bathroom

£625,000

Current EPC Rating 76 (C)
Current Council Tax Band F





Property Description

An extended detached family home requiring some modernisation set on a generous corner plot with four bedrooms, two reception rooms, conservatory, extended breakfast kitchen, utility room, guest WC, four piece family bathroom, generous off road parking and double garage.

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.



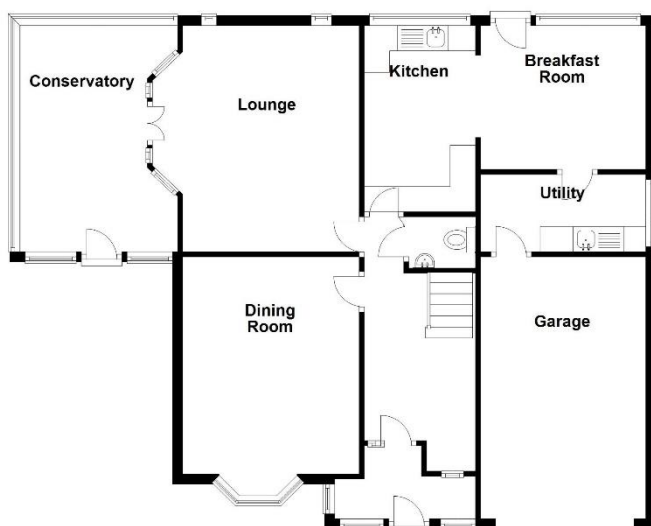
Rooms & Measurements

- Enclosed Porch
- Entrance Hall
- Reception Room One to Front - 5.1m x 3.5m (16'8" x 11'5")
- Reception Hall Two to Rear - 4.4m x 4.2m (14'5" x 13'9")
- Conservatory - 3.8m x 2.9m (12'5" x 9'6")
- Guest WC
- Extended Breakfast Kitchen to Rear - 6.2m x 3.1m (20'4" x 10'2")
- Utility Room - 3.4m x 1.6m (11'1" x 5'2")
- Bedroom One - 4.2m x 3.9m (13'9" x 12'9")
- Bedroom Two to Front - 5.2m x 3.5m (17'0" x 11'5")
- Dual Aspect Bedroom Three - 4.7m x 3.4m (15'5" x 11'1")
- Bedroom Four to Front - 2.7m x 2.1m (8'10" x 6'10")
- Four Piece Family Bathroom to Rear - 2.5m x 2.5m (8'2" x 8'2")
- Rear Garden
- Double Garage - 9.5m x 5.1m (31'2" x 16'8")

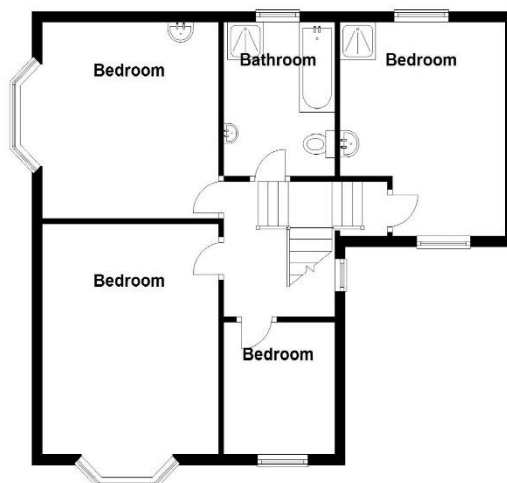
Tenure
 We are advised by the vendor that the property is freehold.
 We would advise all interested parties to obtain verification through their own solicitor or legal representative.
 EPC supplied by Nigel Hodges.
 Current council tax band – F



Ground Floor



First Floor



Total area: approx. 161.1 sq. metres (1734.2 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 and 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.