



smarthomes

## Prospect Lane

Solihull

- A Well Presented & Extended Detached Family Home
- Four Double Bedrooms
- Good Size West Facing Rear Garden With Summer House
- Generous Plot On A Sought After Road

**Offers Over £635,000**

Current EPC Rating - 62 (D)

Current Council Tax Band - F







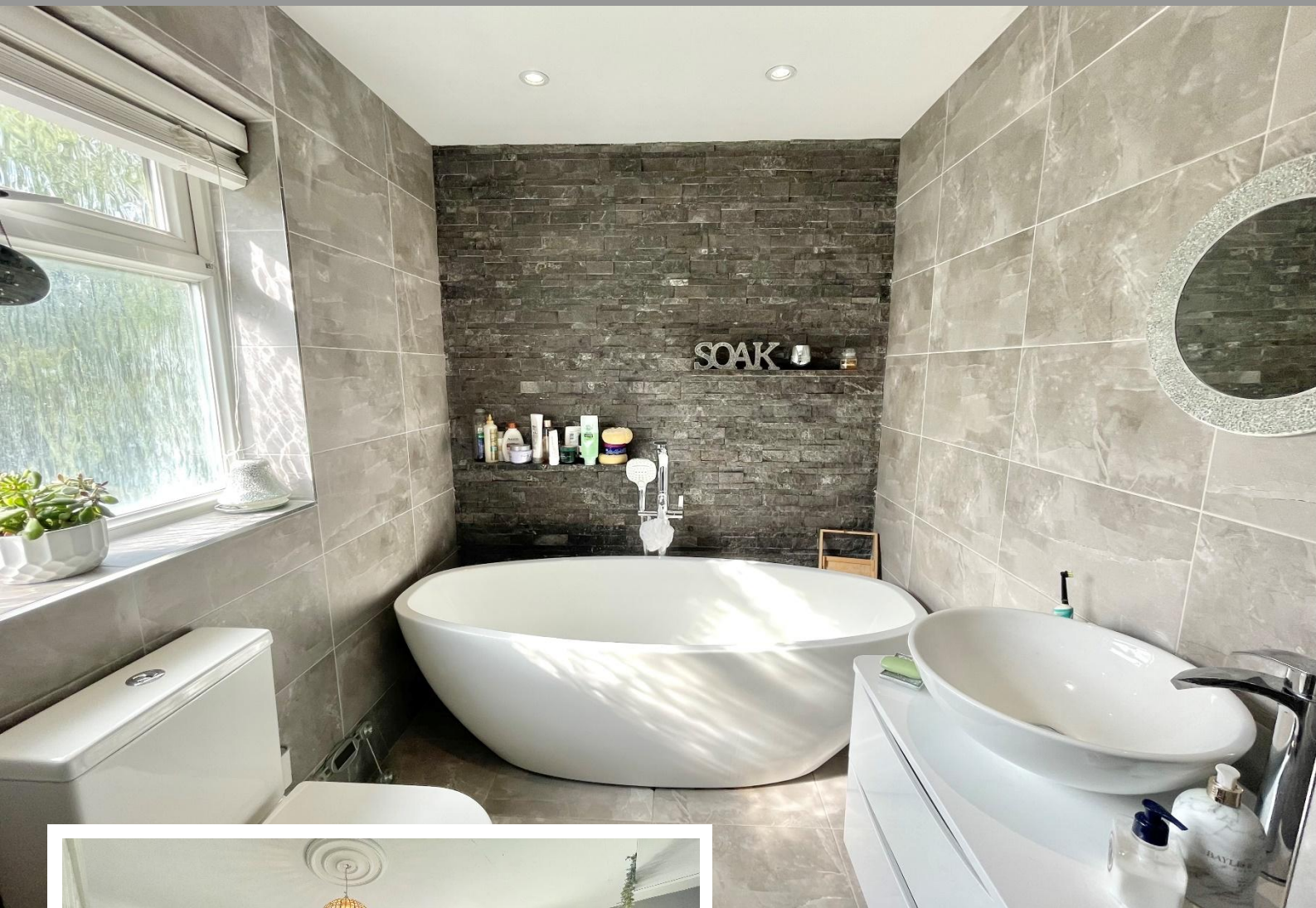
## Property Description

A well presented & extended detached family home occupying a generous plot on a sought after road. The property benefits from; four double bedrooms, spacious open plan lounge and sitting room, family dining kitchen with French doors opening to rear garden, utility room, guest WC, en-suite shower room, four piece contemporary family bathroom, good size West facing rear garden with Summer house currently utilised as a play room and home gym, garage and generous off road parking.

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 Resorts World.

This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. 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

**Spacious Lounge to Front** - 7.47m x 3.51m  
(24'6" x 11'6")

**Family Dining Kitchen to Rear** - 8.41m x 2.74m  
(27'7" x 9'0")

**Spacious Utility Room**

**Bedroom One to Front** - 5.11m x 3.45m (16'9" x 11'4")

**Bedroom Two to Rear** - 3.48m x 3.45m (11'5" x 11'4")

**En-Suite Shower Room to Rear**

**Dual Aspect Bedroom Three** - 5.64m x 2.36m  
(18'6" x 7'9")

**Bedroom Four to Front** - 2.84m x 2.77m (9'4" x 9'1")

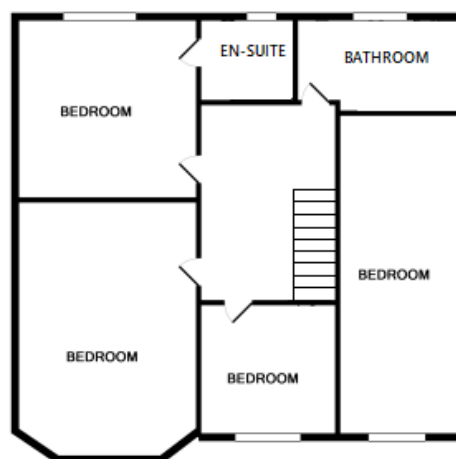
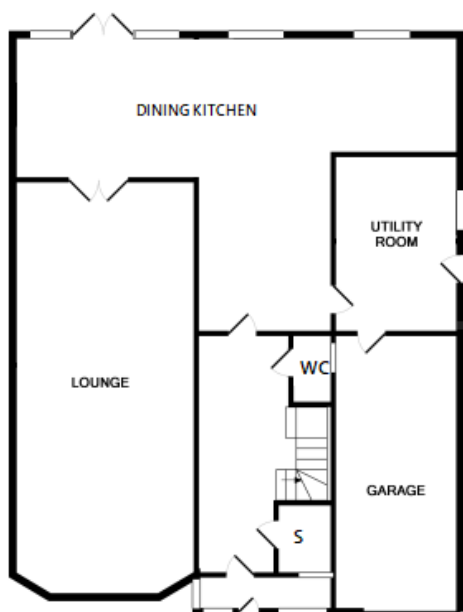
**Contemporary Four Piece Family Bathroom to Rear**  
3.15m x 1.8m (10'4" x 5'11")

### 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 Vendor. Current council tax band – F





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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