



smarthomes

## Stonor Park Road

Solihull

- A Beautifully Presented & Extended Four Bedroom Property
- Re-Fitted Kitchen & Three Reception Rooms
- South Facing Rear Garden & Ample Driveway Parking
- Two Shower Rooms & Family Bathroom

**£750,000**

Current EPC Rating – 68 (D)

Current Council Tax Band - E

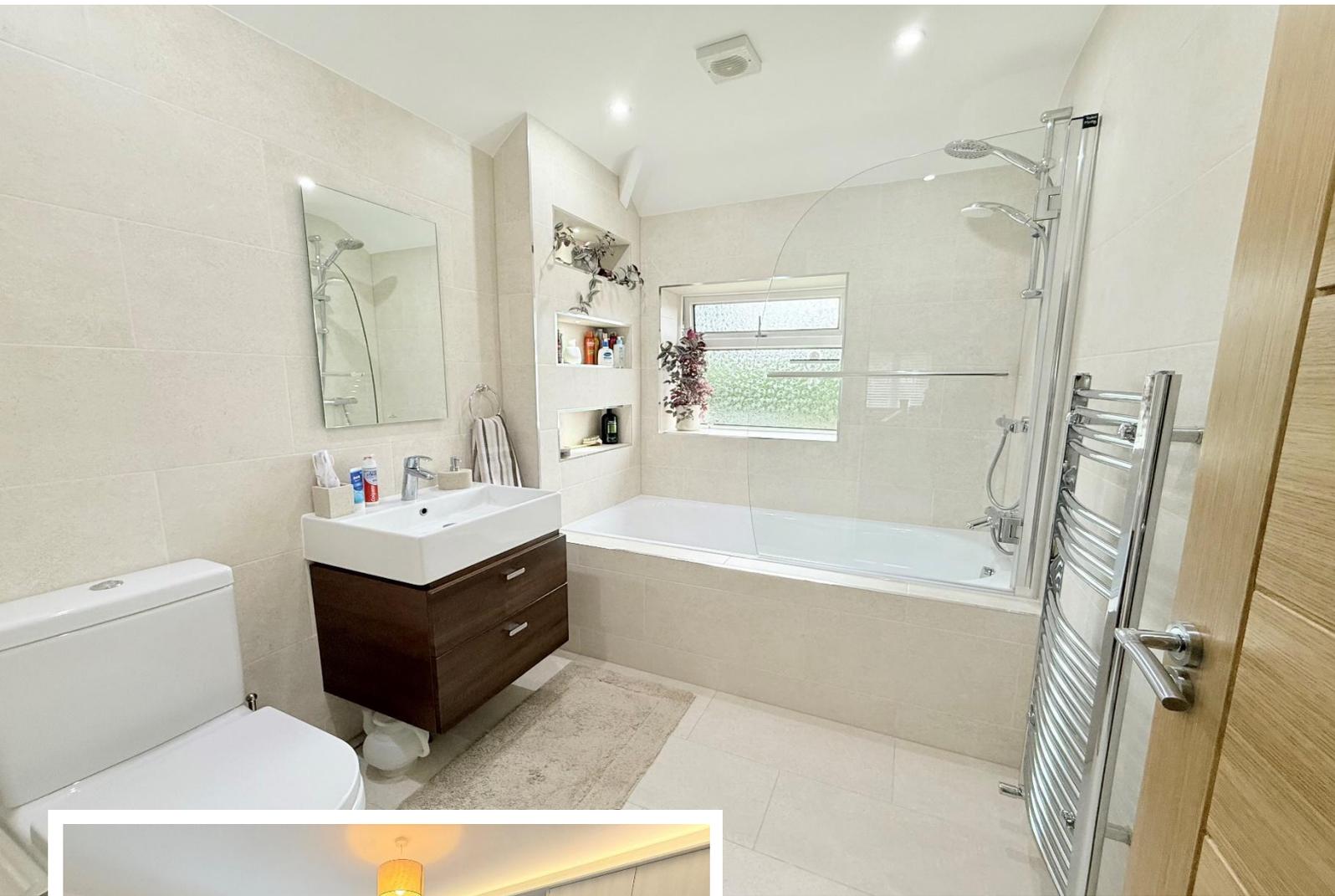




## Property Description

A substantially extended and greatly improved four bedroom semi detached property offering spacious entrance hall, three reception rooms, re-fitted breakfast kitchen, re-fitted ground floor shower room, gallery landing, re-fitted en suite to master, family bathroom, good sized rear garden and ample 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 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

Spacious Lounge to Front 5.38m x 5.11m (17'8" x 16'9")

Dining Room to Front 4.65m x 3.28m (15'3" (into bay) x 10'9")

Sitting Room to Rear 5.72m x 3.28m (18'9" x 10'9")

Re-Fitted Breakfast Kitchen to Rear 4.01m x 3.71m (13'2" (to cupboards) x 12'2")

Re-Fitted Ground Floor Shower Room to Rear 2.46m x 1.32m (8'1" x 4'4")

Bedroom One to Rear 3.38m x 3.68m (11'1" (min) x 12'1" (max)

Re-Fitted En Suite Shower Room 2.44m x 1.12m (8'0" x 3'8")

Bedroom Two to Rear 3.48m x 3.73m (11'5" (into wardrobes) x 12'3")

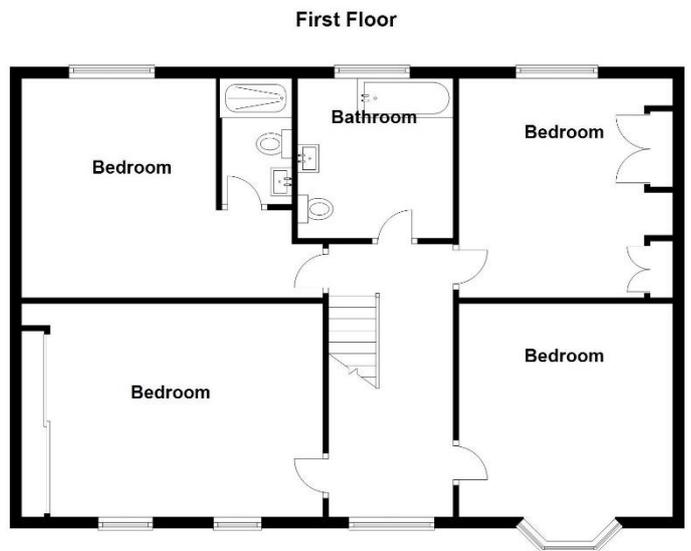
Bedroom Three to Front 4.88m x 3.12m (16'0" (into bay) x 10'30" (up to wardrobes)

Bedroom Four to Front 4.11m x 3.35m (13'6" (upto fitted wardrobes) x 11'0")

Family Bathroom to Rear 1.91m x 2.59m (6'3" x 8'6")

### 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 – E



Total area: approx. 198.2 sq. metres (2133.8 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.