



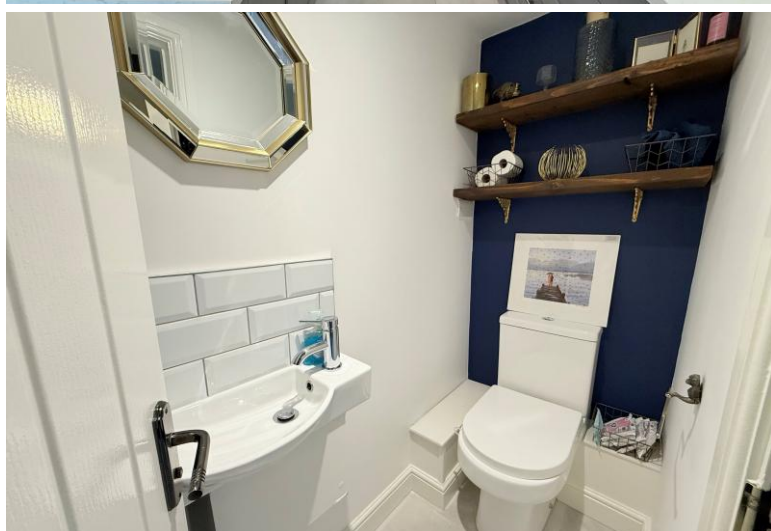
Willow Road Solihull

- A Beautifully Presented Three Bedroom Family Home
- Extended & Re-Fitted Kitchen, Utility and Guest W.C
- Landscaped South/Westerly Facing Rear Garden
- Spacious Through Lounge/Diner

£475,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A beautifully presented extended semi detached property offering accommodation briefly affording three bedrooms, through lounge/diner, extended re-fitted breakfast kitchen, utility, guest WC, four piece family bathroom, landscaped rear garden and 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

Through Lounge Diner to Front 7.24m x 3.07m (23'9" x 10'1")

Extended Re-Fitted Breakfast Kitchen 4.72m x 3.86m (15'6" x 12'8")

Utility Room 2.06m x 1.14m (6'9" x 3'9")

Guest WC

Bedroom One to Front 4.09m x 3.1m (13'5" x 10'2")

Bedroom Two to Rear 2.84m x 3.1m (9'4" x 10'2")

Bedroom Three to Front 1.93m x 2.87m (6'4" (min) x 9'5" (max))

Four Piece Family Bathroom to Rear 2.57m x 2.21m (8'5" (max) x 7'3")

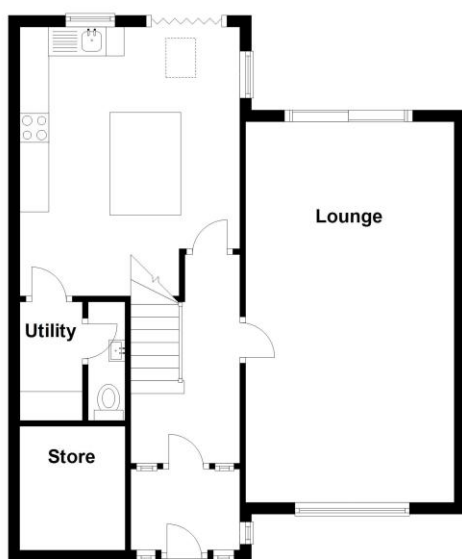
Tenure

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 – D



Ground Floor



First Floor



Total area: approx. 104.4 sq. metres (1124.1 sq. feet)

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Shirley
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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.