



Swanswell Road
Solihull

- An Extremely Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen/Utility & Family Bathroom
- Landscaped Southerly Facing Rear Garden
- Side Garage & Driveway Parking

Fixed Price £400,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

An extremely well presented and recently renovated detached family home benefiting from an "A" rated gas central heating system fitted in January 2024. Offering accommodation comprising a through lounge/diner, extended & re-fitted kitchen/utility, guest W.C, three bedrooms, re-fitted family bathroom, side garage, driveway parking and a landscaped Southerly facing rear garden with views over rear playing fields

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. 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 7.5m x 3.6m max (24'7" x 11'9" max)

Extended & Re-Fitted Kitchen/Utility to Rear 5m max x 2.9m max (16'4" max x 9'6" max)

Guest W.C

Bedroom One to Front 3.4m x 3.3m (11'1" x 10'9")

Bedroom Two to Rear 3.4m x 3.1m (11'1" x 10'2")

Bedroom Three to Front 2.3m x 2.1m (7'6" x 6'10")

Re-Fitted Family Bathroom to Rear 2.1m x 1.6m (6'10" x 5'2")

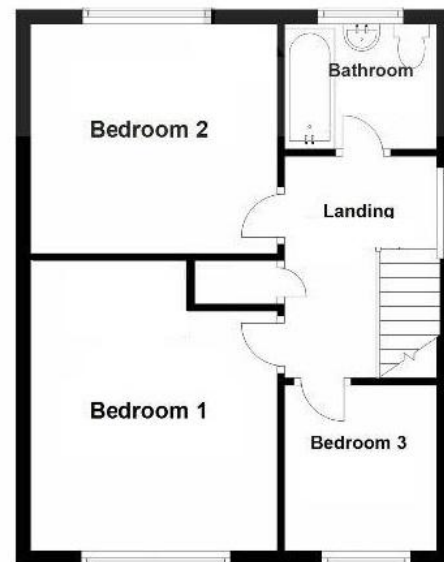
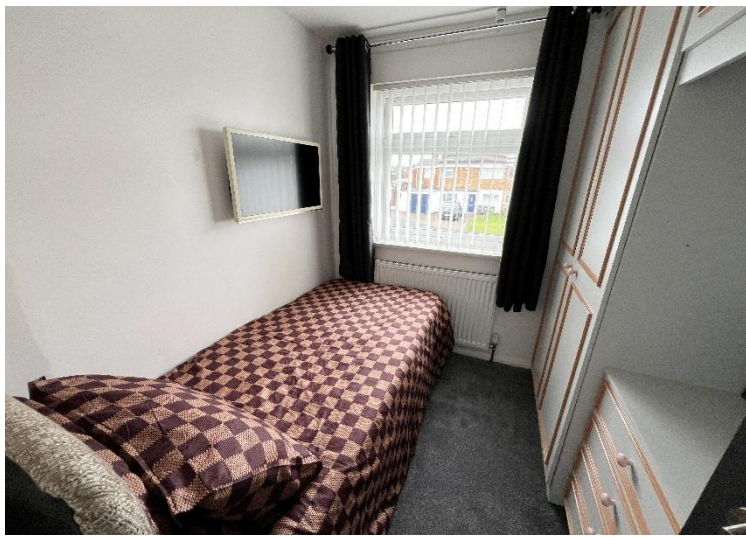
Side Garage 4.2m x 2.5m (13'9" x 8'2")

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



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 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.