



smarthomes

**Anchor Lane**

Solihull

- A Well Presented Three Bedroom Family Home
- Breakfast Kitchen & En-Suite Shower Room
- East Facing Rear Garden
- Driveway Parking & No Upward Chain

**£290,000**

Current EPC Rating - C  
Current Council Tax Band - D





## Property Description

A well presented end-terrace family home benefiting from no upward chain and offering accommodation comprising an open plan lounge/diner, breakfast kitchen, guest W.C, three bedrooms, en-suite shower room, family bathroom, rear garden and driveway 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. 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

Breakfast Kitchen to Front 3.4m x 2.64m (11'2" x 8'8")

Open Plan Lounge/Diner to Rear 4.75m max x 4.34m max  
(15'7" max x 14'3" max)

Guest W.C

Bedroom One to Front 3.4m x 2.79m (11'2" x 9'2")

En-Suite Shower Room 2.79m max x 1.32m (9'2" max x 4'4")

Bedroom Two to Rear 2.92m x 2.51m (9'7" x 8'3")

Bedroom Three to Rear 2.16m x 1.98m (7'1" x 6'6")

Family Bathroom to Front 1.88m x 1.88m (6'2" x 6'2")

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 vendor. Current council tax band – D



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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.