



smarthomes

Brookvale Road

Solihull

- A Beautifully Presented Three Bedroom Family Home
- Open Plan Re-Fitted Kitchen/Diner & Two Luxury Shower Rooms
- Landscaped Westerly Facing Rear Garden
- Side Garage Store & Driveway Parking

£425,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A beautifully presented and completely refurbished semi-detached family home benefiting from accommodation comprising a superb open plan re-fitted Wren kitchen/diner, lounge, utility, ground floor Porcelanosa shower room, three bedrooms, first floor Porcelanosa shower room, landscaped Westerly facing rear garden, garage store 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

Lounge to Front 3.68m x 3.23m (12'1" x 10'7")

Superb Open Plan Family Kitchen/Diner to Rear 7.52m max x 4.17m max (24'8" max x 13'8" max)

Luxury Ground Floor Shower Room 2.29m x 1.57m (7'6" x 5'2")

Utility

Bedroom One to Front 3.78m x 3.12m (12'5" x 10'3")

Bedroom Two to Rear 3.43m x 3.15m (11'3" x 10'4")

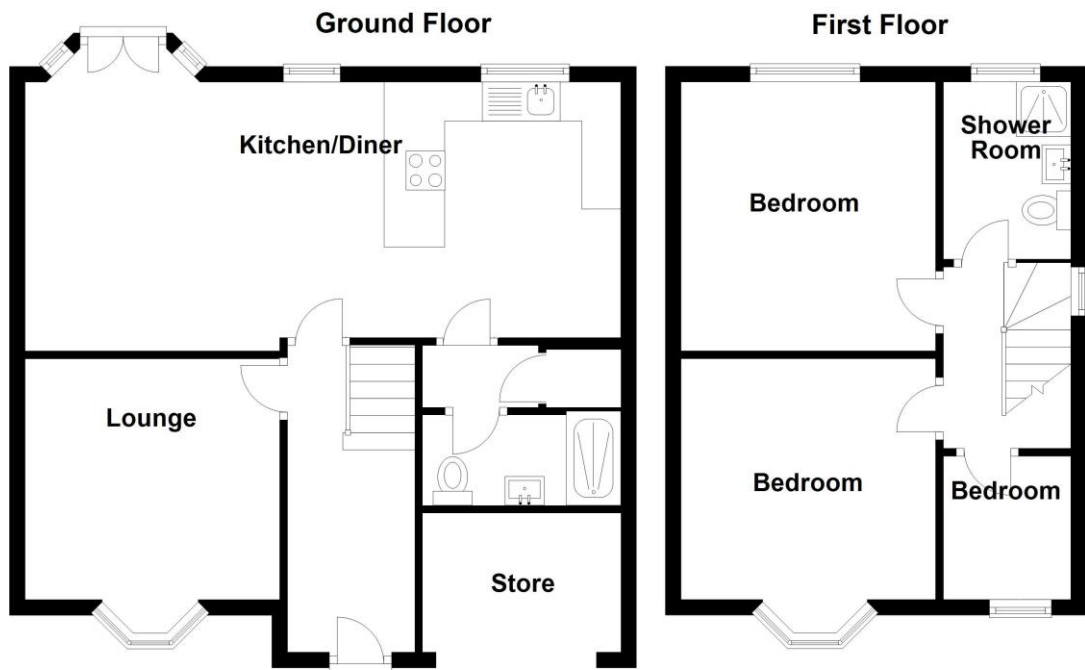
Bedroom Three to Front 2.18m x 1.73m (7'2" x 5'8")

Luxury Re-Fitted Family Shower Room to Rear

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



Total area: approx. 87.8 sq. metres (945.5 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 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.