



smarthomes

**Howard Road**

Solihull

- A Very Well Presented Traditional Semi Detached
- Three Bedrooms
- Open Plan Breakfast Kitchen
- Scope To Extend
- Lounge
- Family Shower Room

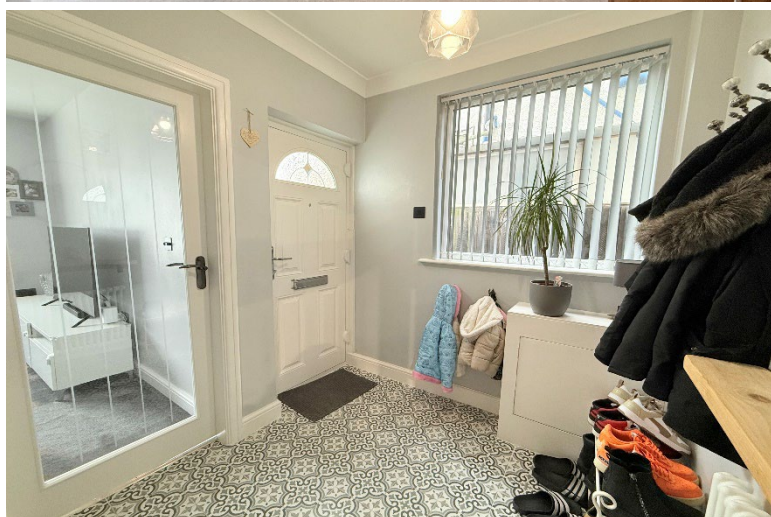
**£315,000**

Current EPC Rating 64 (D)

Current Council Tax Band C







## Property Description

A very well presented three bedroom traditional semi-detached family home offering scope to extend and having accommodation comprising lounge, open plan breakfast kitchen, utility, family shower room, westerly facing rear garden, rear garage 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

Entrance Hall

Lounge to Front - 3.73m x 3.71m (12'3" (into bay) x 12'2")

Open Plan Breakfast Kitchen - 4.98m x 2.54m (16'4" x 8'4")

Utility - 1.91m x 1.27m (6'3" x 4'2")

Bedroom One to Front - 3.84m x 3.66m (12'7" (into bay) x 12'0" (into wardrobes)

Bedroom Two to Rear - 2.74m x 2.54m (9'0" x 8'4")

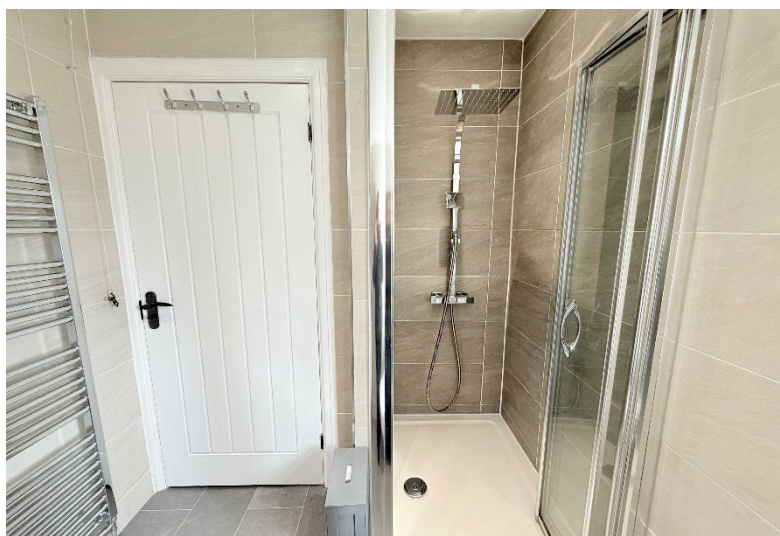
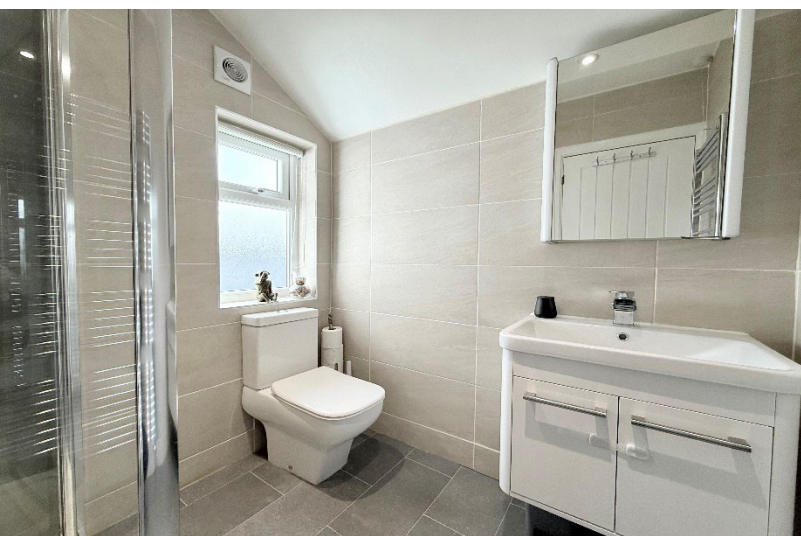
Bedroom Three to Rear - 2.77m x 1.98m (9'1" x 6'6")

Family Shower Room - 2.18m x 1.88m (7'2" x 6'2")

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C





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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.