



Charles Road
Solihull

- A Beautifully Presented & Extended Traditional Semi Detached
- Three Bedrooms
- Impressive Extended Open Plan Family Dining Kitchen
- Re-Fitted Four Piece Family Bathroom

Offers Over £525,000

Current EPC Rating 67 (D)
Current Council Tax Band D

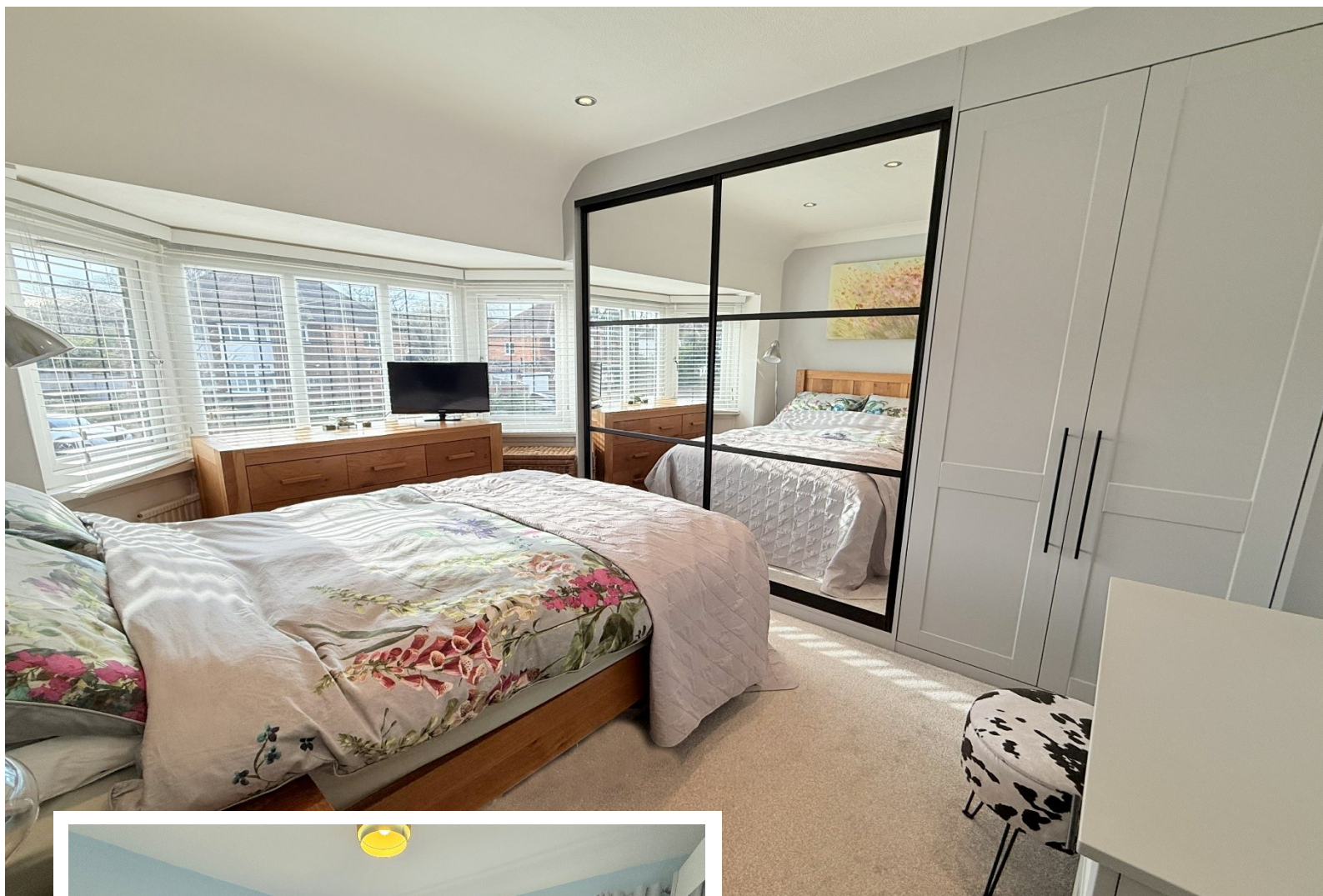




Property Description

A beautifully presented and extended traditional semi detached property offering three bedrooms, spacious lounge, impressive extended open plan family dining kitchen, utility area, guest WC, gallery style landing, re-fitted four piece family bathroom, landscaped 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 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

Spacious Lounge to Front - 7.09m x 3.76m (23'3" (into bay) x 12'4" (max)

Impressive Extended Open Plan Family Dining Kitchen - 7.85m x 6.91m (25'9" (max) x 22'8" (max)

Utility Area - 1.91m x 1.32m (6'3" x 4'4")

Guest WC

Bedroom One to Front - 3.89m x 2.57m (12'9" (into bay) x 8'5" (to wardrobes)

Bedroom Two to Rear - 3.18m x 3.73m (10'5" x 12'3")

Bedroom Three to Rear - 3.51m x 2.29m (11'6" x 7'6")

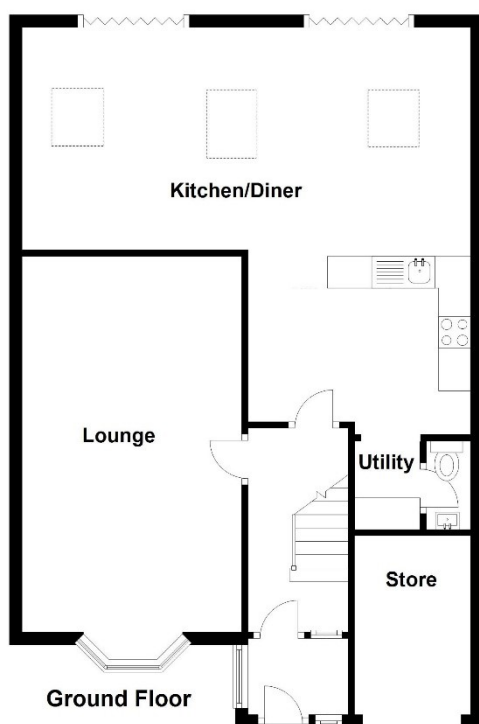
Re-Fitted Four Piece Family Bathroom to Side - 3.78m x 2.13m (12'5" (into shower) x 7'0")

Garage/Store

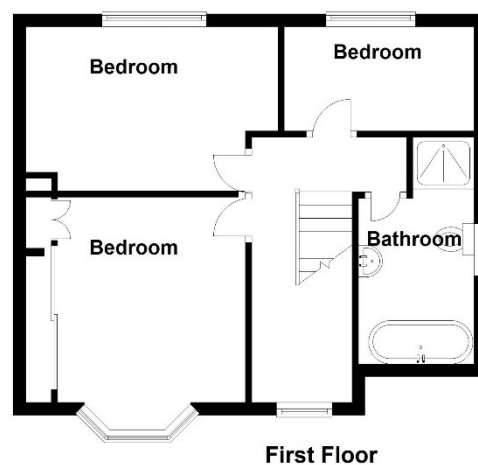
Tenure

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 Nigel Hodges.

Current council tax band – D



Total area: approx. 112.6 sq. metres (1211.6 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.