



smarthomes

**Mitford Drive**

Solihull

- A Well Maintained Three Bedroom Family Home
- Kitchen/Diner, En-Suite Bathroom & Family Shower Room
- Low Maintenance Southerly Facing Rear Garden
- Spacious Lounge

**Offers Over £270,000**

Current EPC Rating - D  
Current Council Tax Band - C







## Property Description

A well maintained mid-terrace family home offering accommodation comprising a spacious lounge, kitchen/diner, conservatory, three good size bedrooms, en-suite bathroom, family shower room and a low maintenance Southerly facing rear garden

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 4.17m x 3.68m (13'8" x 12'1")

Kitchen/Diner to Rear 6.02m max x 3.15m max (19'9" max x 10'4" max)

Conservatory 4.65m x 3.68m (15'3" x 12'1")

Bedroom One to Front 3.73m x 3.1m (12'3" x 10'2")

En-Suite Bathroom to Rear 2.79m x 2.18m (9'2" x 7'2")

Bedroom Two to Front 3.07m x 2.82m (10'1" x 9'3")

Bedroom Three to Rear 2.97m x 2.16m (9'9" x 7'1")

Family Shower Room 1.73m x 1.57m (5'8" x 5'2")

### Tenure

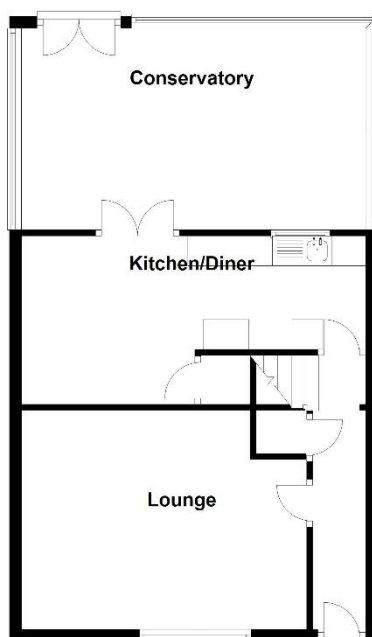
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – C

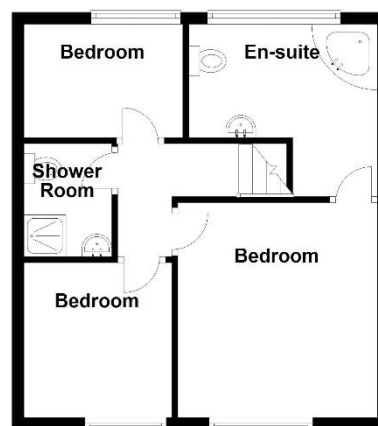




**Ground Floor**



**First Floor**



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

316 Stratford Road  
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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 and 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.