



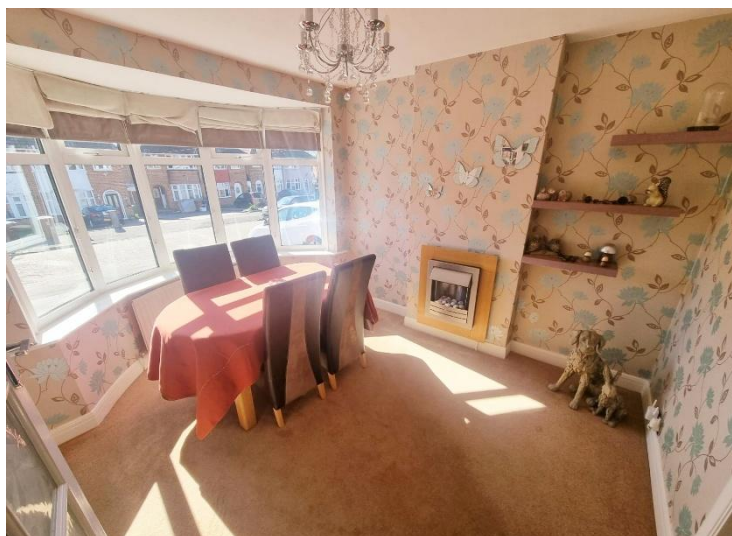
Hanson Grove

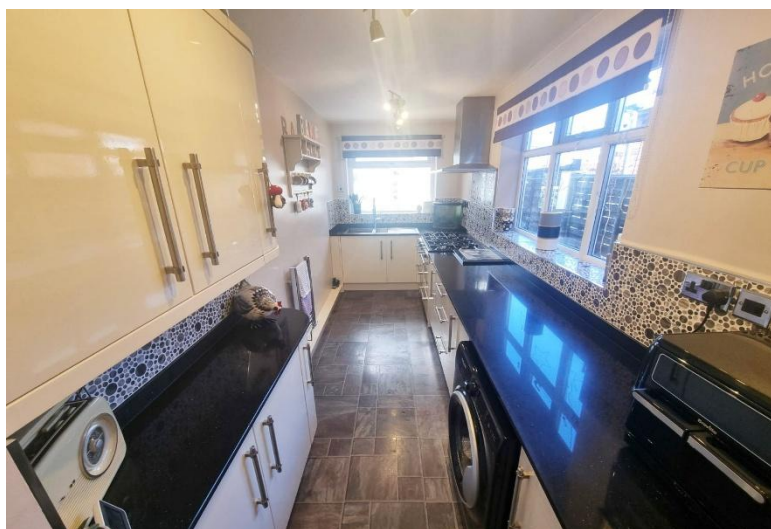
Solihull

- A Very Well Presented Three Bedroom Family Home
- Extended Kitchen, Extended Lounge & Conservatory
- Private Westerly Facing Rear Garden
- Rear Double Garage & Driveway Parking

Offers Over £340,000

Current EPC Rating - 48
Current Council Tax Band - C

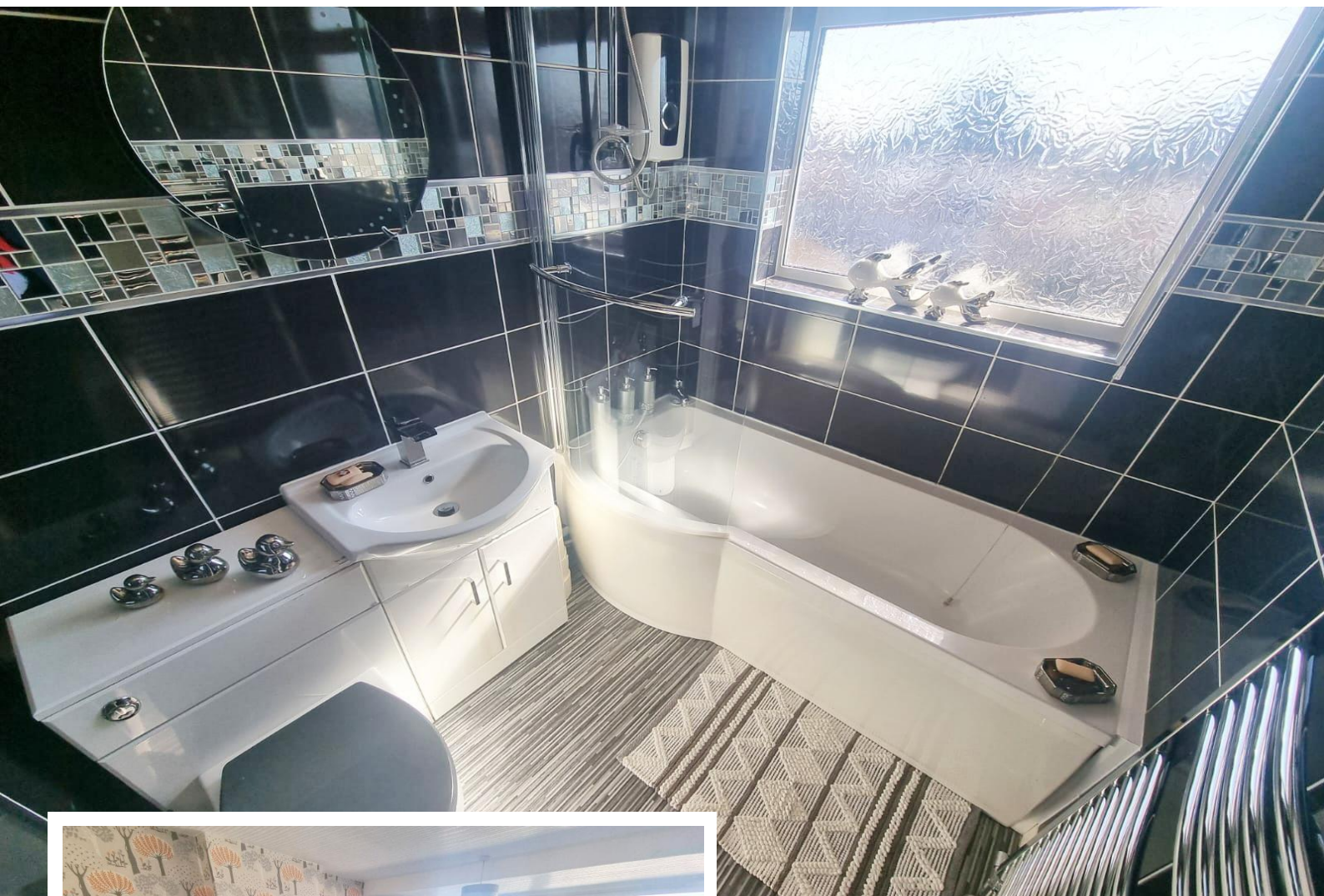




Property Description

A well presented and extended semi-detached family home situated in a cul-de-sac location offering accommodation comprising an extended lounge, dining room, conservatory, extended kitchen, three bedrooms, family bathroom, private Westerly facing rear garden, double rear garage 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

Dining Room to Front 3.84m x 2.97m (12'7" x 9'9")

Extended Lounge to Rear 7.7m x 2.9m (25'3" x 9'6")

Conservatory 4.62m x 3.68m (15'2" x 12'1")

Extended Kitchen to Rear 7.67m x 1.7m (25'2" x 5'7")

Bedroom One to Rear 3.73m x 2.9m (12'3" x 9'6")

Bedroom Two to Front 3.84m x 2.49m (12'7" x 8'2")

Bedroom Three to Rear 1.98m x 1.85m (6'6" x 6'1")

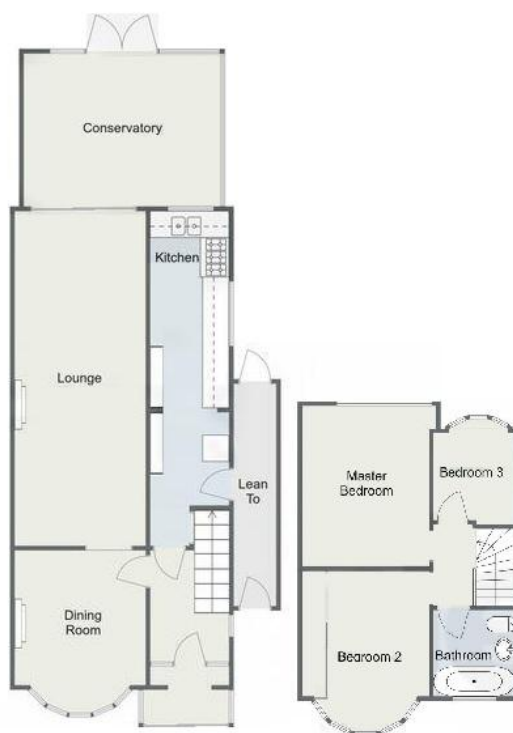
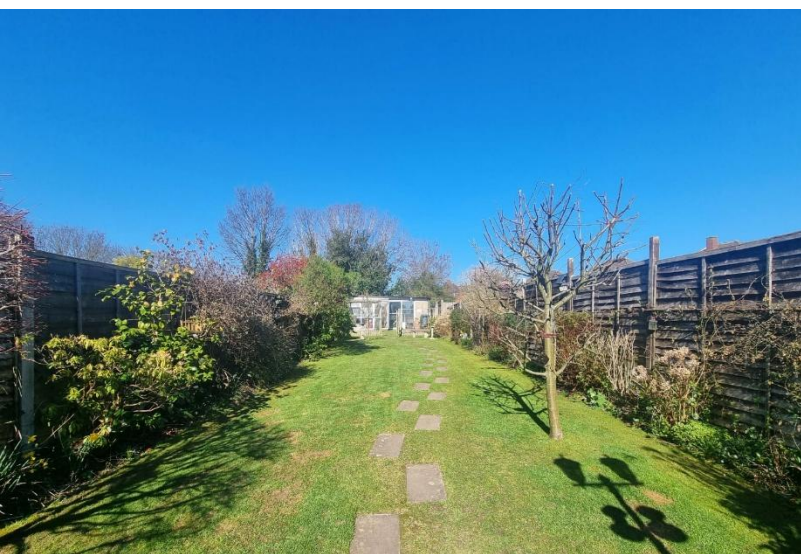
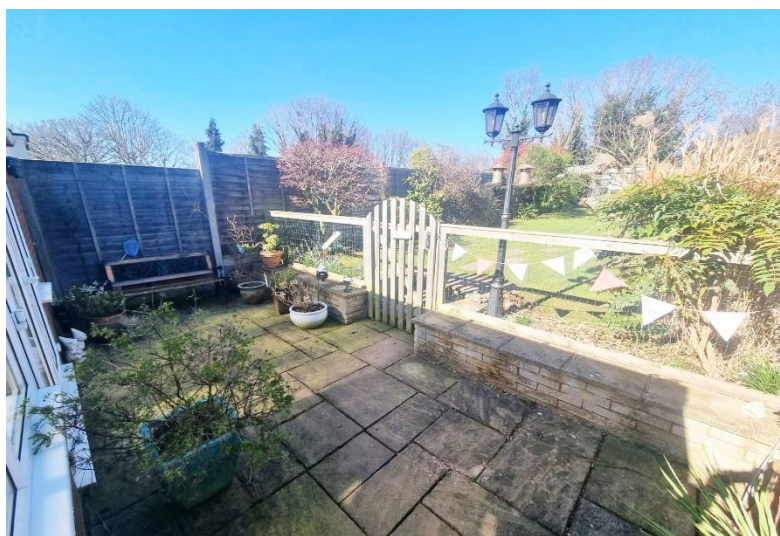
Re-Fitted Family Bathroom to Front 1.96m x 1.68m (6'5" x 5'6")

Rear Double Garage 7.42m x 6.43m (24'4" x 21'1")

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



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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.