



Ringswood Road Solihull

- A Beautifully Presented Three Storey Semi Detached
- Four Bedrooms
- Fitted Kitchen
- Orangery & Home Office

£420,000

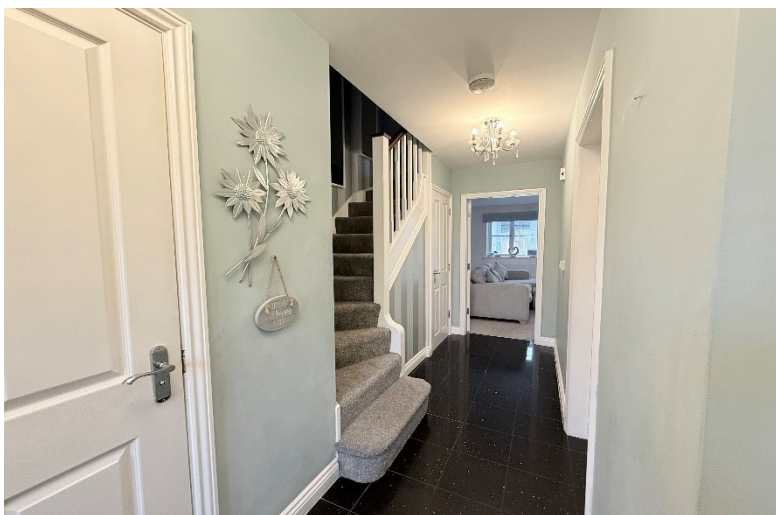
Current EPC Rating 77 (C)
Current Council Tax Band D





Property Description

A beautifully presented four bedroom three storey semi detached situated in a cul-de-sac location and benefitting from lounge, fitted kitchen, orangery and home office, guest WC, master bedroom with en suite, two further first floor bedrooms and family bathroom, second floor bedroom with en suite shower room, rear garden and two parking spaces



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

Kitchen to Front - 3.78m x 2.34m (12'5" x 7'8")

Spacious Lounge to Rear - 4.95m x 4.65m (16'3" (max) x 15'3" (max)

Orangery to Rear - 4.37m x 2.51m (14'4" x 8'3")

Home Office - 3.45m x 1.93m (11'4" x 6'4")

Guest WC to Front

Bedroom One to Rear - 3.81m x 3.99m (12'6" x 13'1")

En Suite Shower Room - 1.57m x 1.37m (5'2" x 4'6")

Bedroom Two to Front - 2.9m x 2.36m (9'6" x 7'9")

Bedroom Three to Front - 2.01m x 2.01m (6'7" (max) x 6'7")

Family Bathroom to Side - 2.31m x 1.85m (7'7" x 6'1" (max)

Bedroom Four to Rear - 3.96m x 3.28m (13'0" (max) x 10'9" (max)

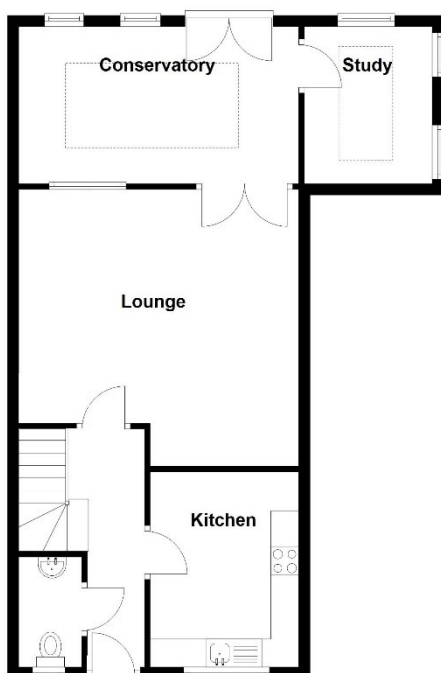
En Suite Shower Room

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

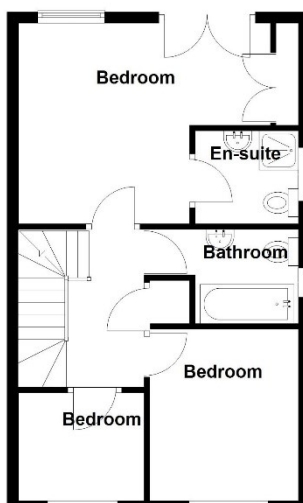


Ground Floor
Approx. 63.9 sq. metres (687.7 sq. feet)



Total area: approx. 132.6 sq. metres (1427.4 sq. feet)

First Floor
Approx. 42.7 sq. metres (459.1 sq. feet)



Second Floor
Approx. 26.1 sq. metres (280.6 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.