



smarthomes

Stoneleigh Road

Solihull

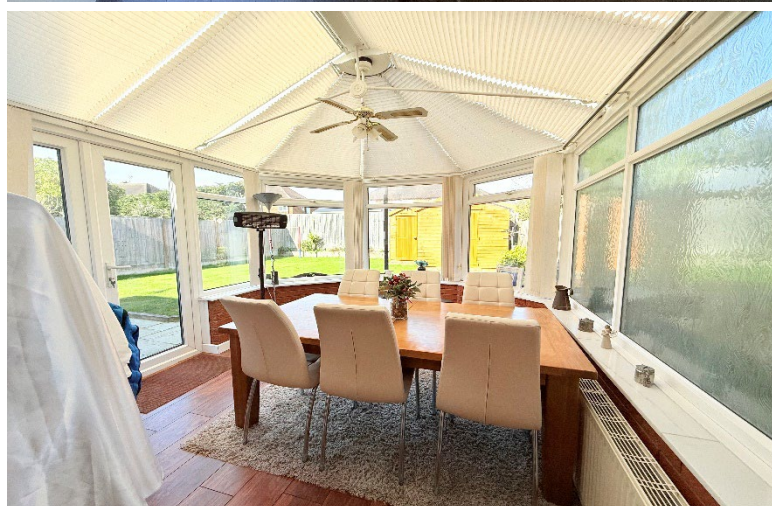
- A Well Presented & Extended Semi-Detached Family Home
- Four Bedrooms
- Two Spacious Reception Rooms
- Re-Fitted Kitchen/Diner
- Conservatory
- Soundproof Studio & Music Room
- En Suite Shower Room & Spacious Family Bathroom

Offers Over £600,000

Current EPC Rating 66 (D)

Current Council Tax Band E

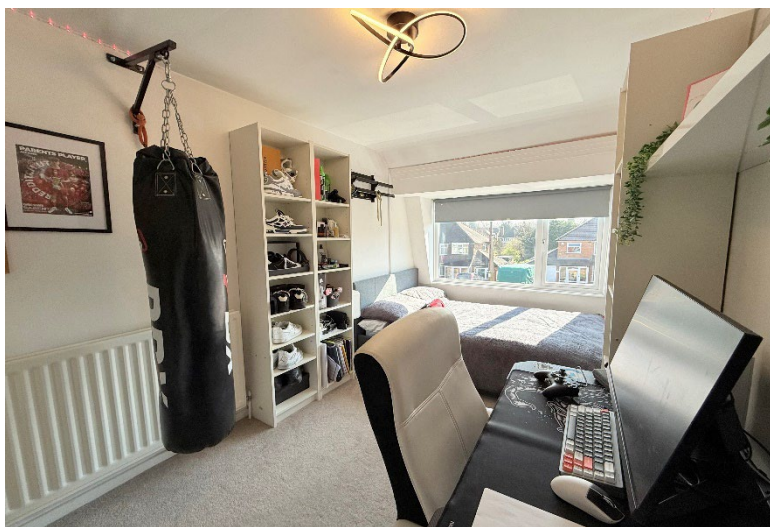




Property Description

A well presented and extended semi-detached family home situated in a most sought after location offering accommodation comprising two spacious reception rooms, conservatory, re-fitted kitchen/diner, guest W.C, soundproof studio and music room, four bedrooms, en-suite shower room, spacious family bathroom, landscaped rear garden, garage store 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

Guest W.C

Sitting Room to Front - 4.7m x 3.53m (15'5" x 11'7")

Lounge to Rear - 5.87m x 3.07m (19'3" x 10'1")

Conservatory - 3.84m x 3.2m (12'7" x 10'6")

Re-Fitted Kitchen/Diner to Rear - 4.67m x 4.27m (15'4" x 14'0")

Soundproof Studio & Music Room - 4.67m x 1.73m (15'4" x 5'8")

Covered Side Passage

Bedroom One to Front - 5m x 2.49m (16'5" x 8'2")

Bedroom Two to Rear - 3.68m x 2.62m min (12'1" x 8'7" min)

En-Suite Shower Room - 2.46m x 0.64m (8'1" x 2'1")

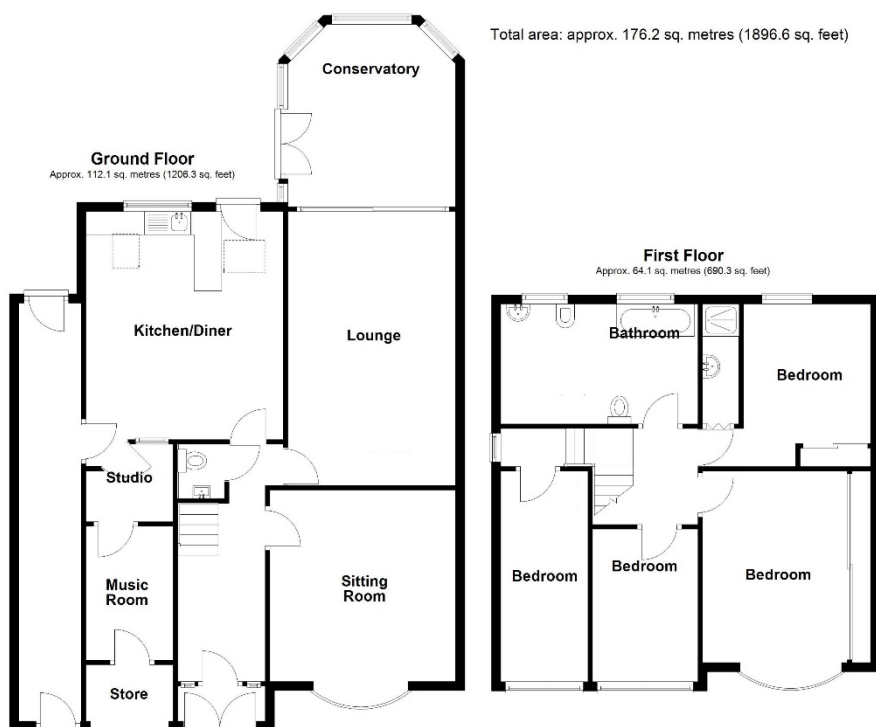
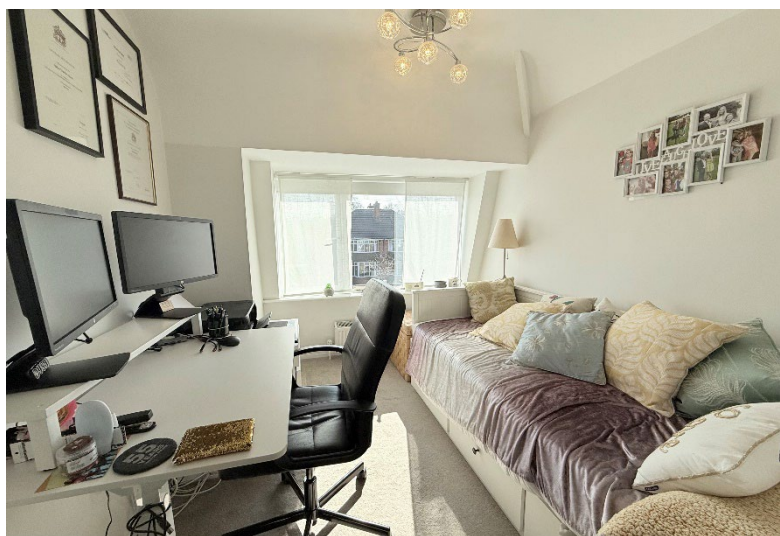
Bedroom Three to Front - 4.5m x 2.13m (14'9" x 7'0")

Bedroom Four to Front - 3.4m x 2.4m (11'1" x 7'10")

Spacious Family Bathroom to Rear - 4.34m x 2.18m (14'3" x 7'2")

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 Nigel Hodges. Current council tax band – E



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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.