



Dene Court Road
Solihull

- A Deceptively Spacious & Well Maintained Link Detached
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen

Offers Over £400,000

Current EPC Rating 56 (D)
Current Council Tax Band D

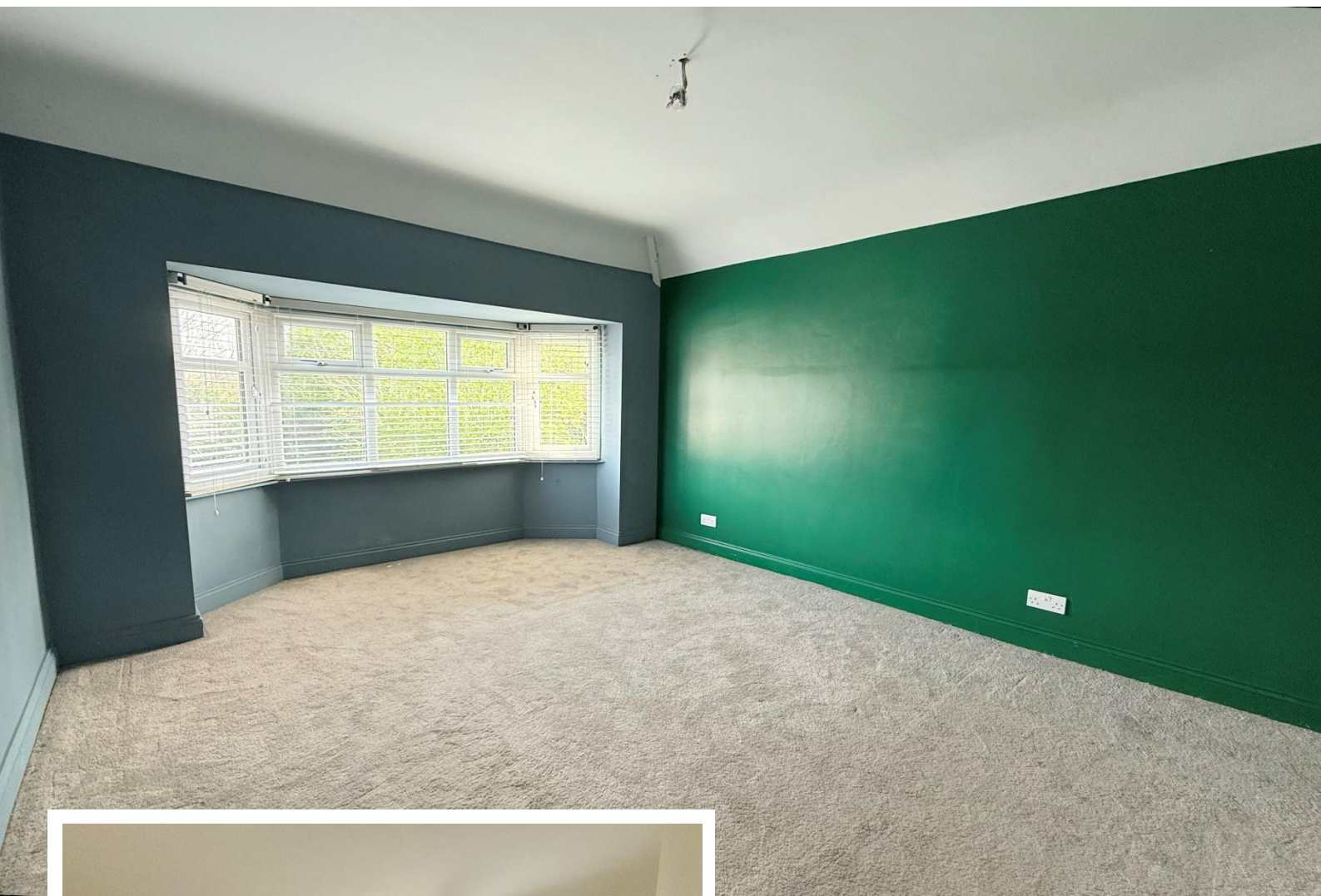




Property Description

A deceptively spacious and well maintained link detached family home offering three bedrooms, two reception rooms, fitted kitchen, four piece family bathroom, further separate WC, good sized rear garden, 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 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

Reception Room One to Front - 3.66m x 3.73m (12'0" (into bay) x 12'3")

Reception Room Two to Rear - 4.04m x 3.25m (13'3" (into bay) x 10'8")

Kitchen to Rear - 3.51m x 1.93m (11'6" x 6'4")

Bedroom One to Front - 5.03m x 3.71m (16'6" x 12'2")

Bedroom Two to Rear - 4.17m x 3.23m (13'8" (into bay) x 10'7")

Bedroom Three to Front - 3.12m x 2.06m (10'3" x 6'9")

Four Piece Family Bathroom to Rear - 2.44m x 1.93m (8'0" x 6'4")

Separate WC to Side

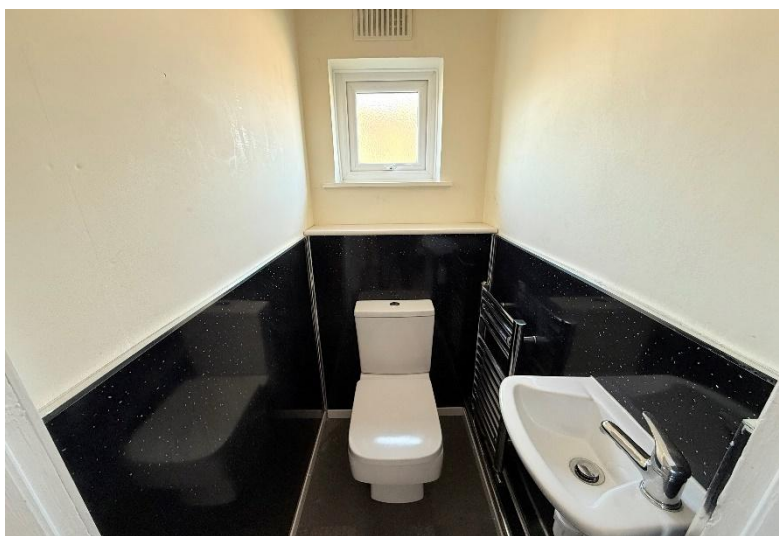
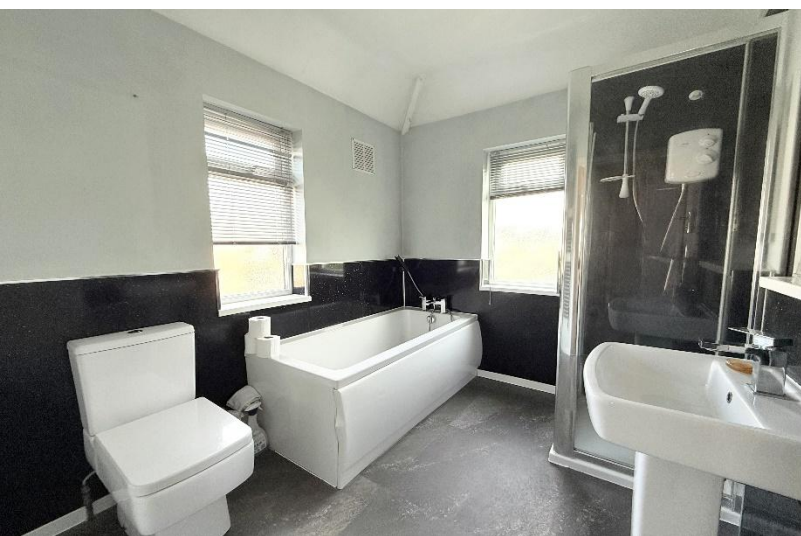
Garage - 4.42m x 2.16m (14'6" x 7'1" (min)

Tenure

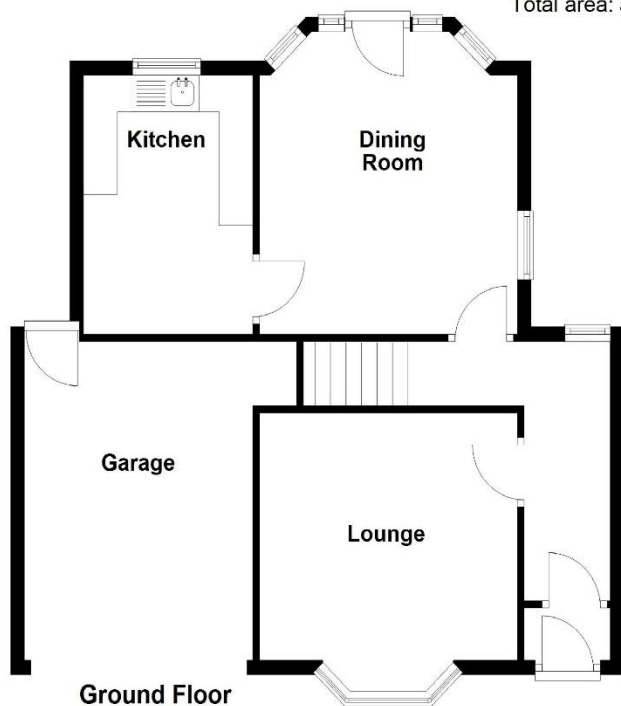
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band – D



Total area: approx. 129.3 sq. metres (1391.8 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.