



Prospect Lane

Solihull

- An Extended Four Bedroom Detached Property
- Through Lounge Diner
- Conservatory
- Extended Breakfast Kitchen Diner
- Generous Easterly Facing Rear Garden
- No Upward Chain

£625,000

Current EPC Rating - TBC
Current Council Tax Band F

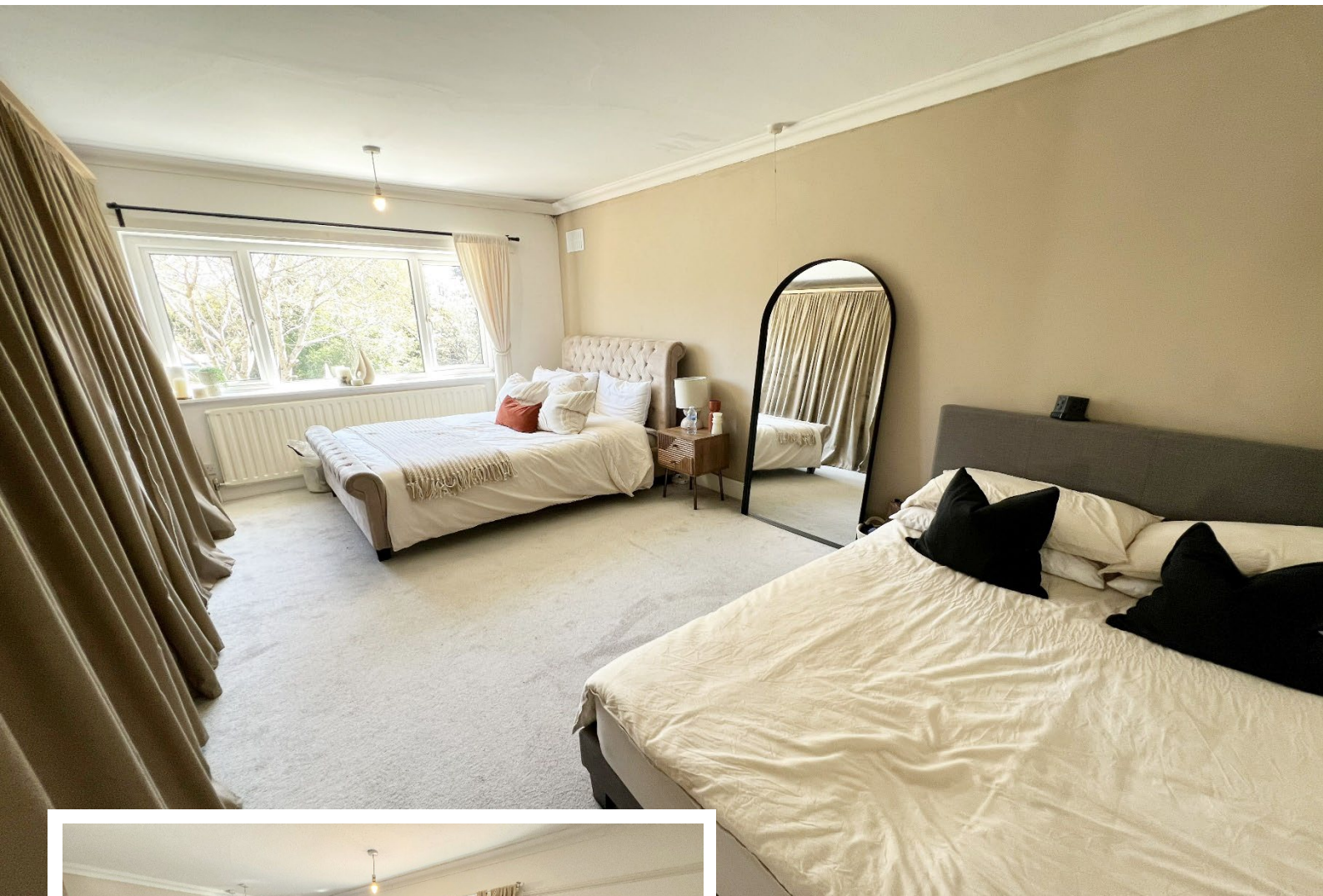




Property Description

An extended four bedroom detached property requiring some minor internal redecoration and briefly affording through lounge/diner, conservatory, extended breakfast kitchen/diner, utility area, guest WC, boiler room, family bathroom and separate WC, generous easterly facing rear garden, garage and off-road parking. NO CHAIN

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

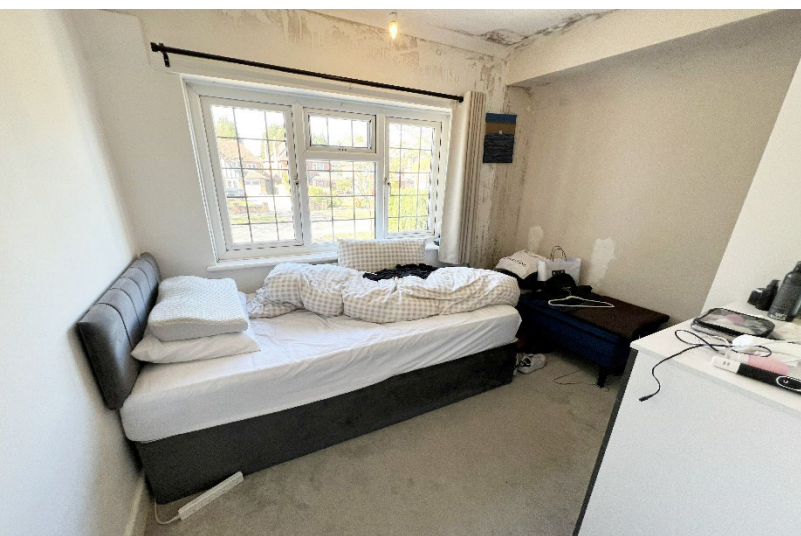
Through Lounge Diner - 9.9m x 3.6m (32'5" x 11'9")
 Breakfast Area to Rear - 4m x 2.4m (13'1" x 7'10")
 Extended Kitchen to Rear - 4.7m x 2.1m (15'5" x 6'10")
 Utility Area - 2.3m x 1.9m (7'6" x 6'2")
 Conservatory - 3.7m x 3.4m (12'1" x 11'1")
 Bedroom One to Rear - 5.1m x 3.6m (16'8" x 11'9")
 Bedroom Two to Front - 4.6m x 3.6m (15'1" x 11'9")
 Bedroom Three to Rear - 4.7m (into door recess) x 4m (15'5" x 13'1")
 Bedroom Four to Front - 2.8m x 2.2m (9'2" x 7'2")
 Family Bathroom - 3.5m x 1.7m (11'5" x 5'6")
 Separate WC to Side
 Brick Built Home Gym - 6.6m x 3.6m (21'7" x 11'9")
 Garage - 5.4m x 2.5m (17'8" x 8'2")

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 – F



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.