



smarthomes

**Grove Road**

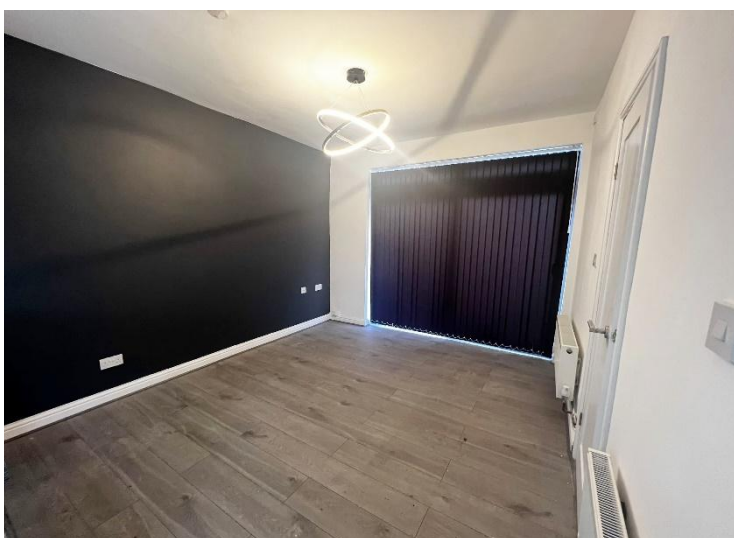
Solihull

- A Very Well Presented Two Bedroom Family Home
- Open Plan Modern Lounge/Kitchen/Diner
- Modern Family Shower Room & Guest W.C
- Driveway Parking

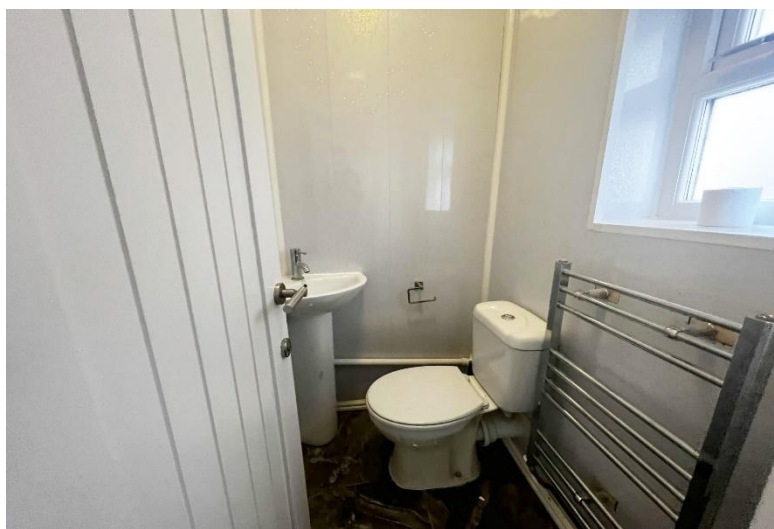
**Offers Over £285,000**

Current EPC Rating - D

Current Council Tax Band - B





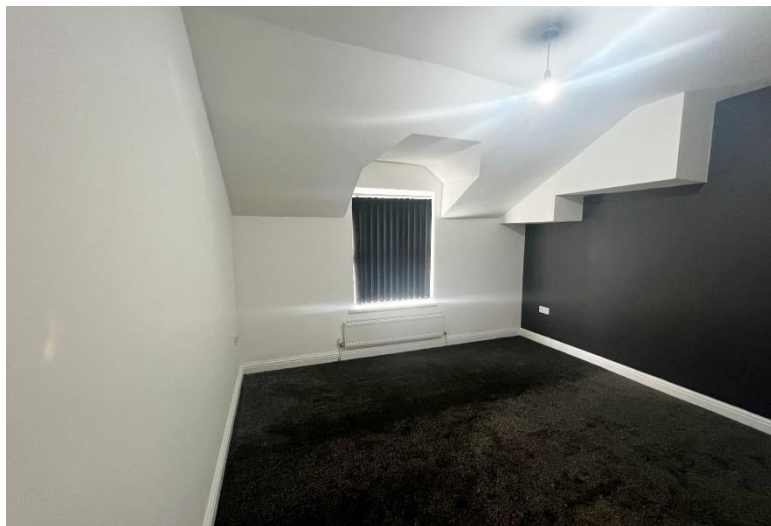
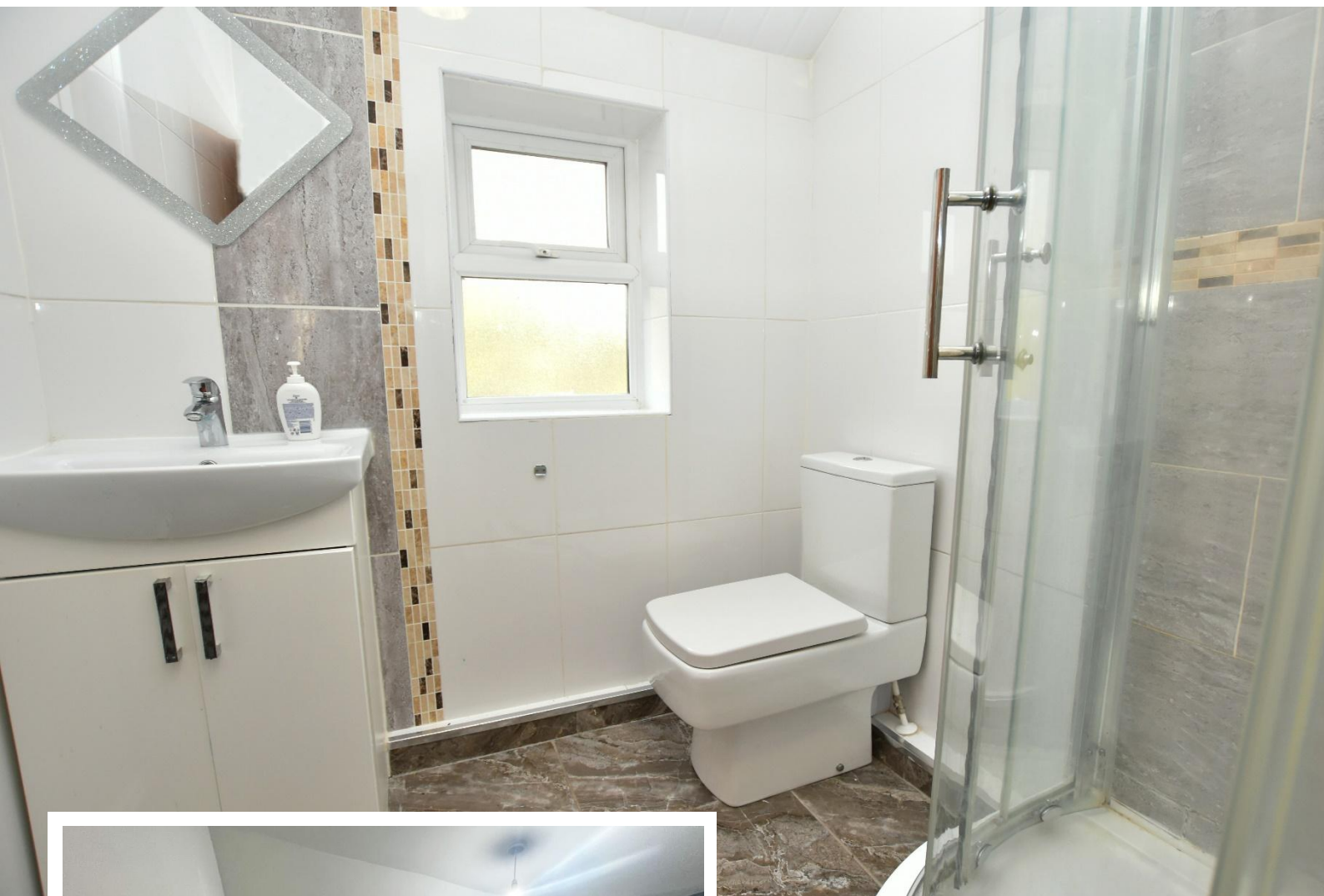


## Property Description

A well presented end-terrace property being situated in a most convenient location within walking distance of Solihull Hospital and Town Centre. Offering accommodation comprising an open plan lounge/kitchen/diner, guest W.C, two double bedrooms, modern shower room, driveway parking and a low maintenance rear garden

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

Dual Aspect Open Plan Lounge/Kitchen/Diner  
6.98m x 3.38m (22'11" x 11'1")

Guest W.C

Bedroom One to Front 3.38m x 3.28m (11'1" x 10'9")

Bedroom Two to Rear 3.28m x 2.49m (10'9" x 8'2")

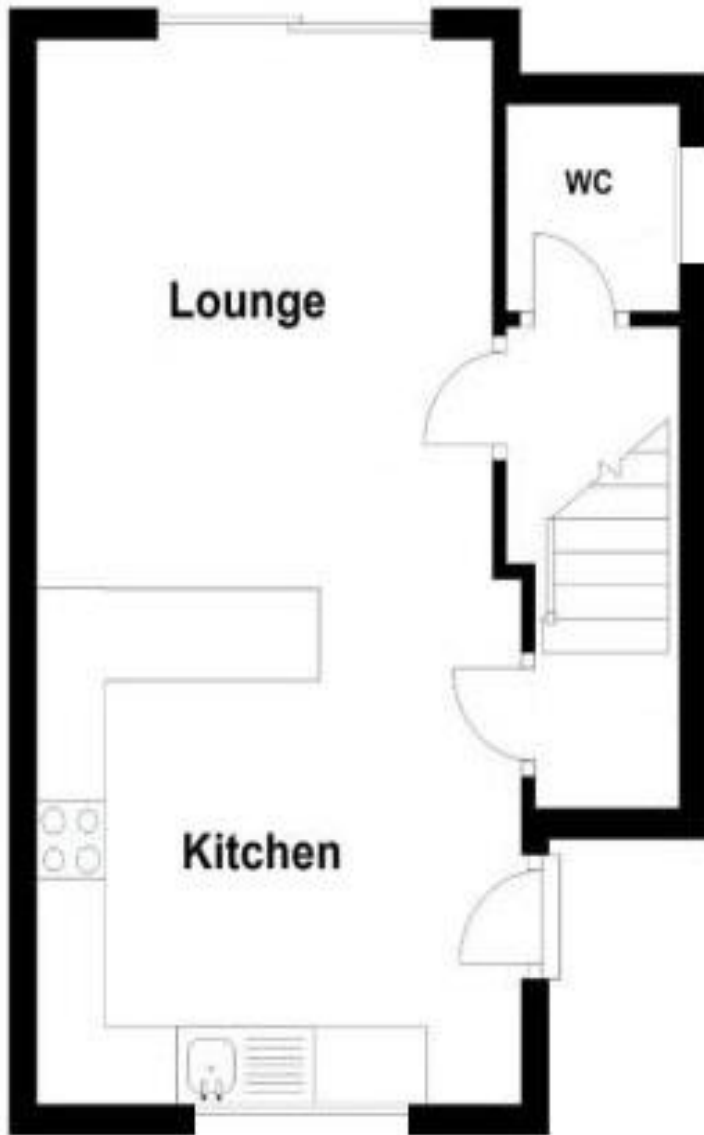
Modern Shower Room to Rear 1.78m x 1.68m  
(5'10" x 5'6")

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 – B

## Ground Floor



## First Floor



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.