



smarthomes

Baxterley Green

Solihull

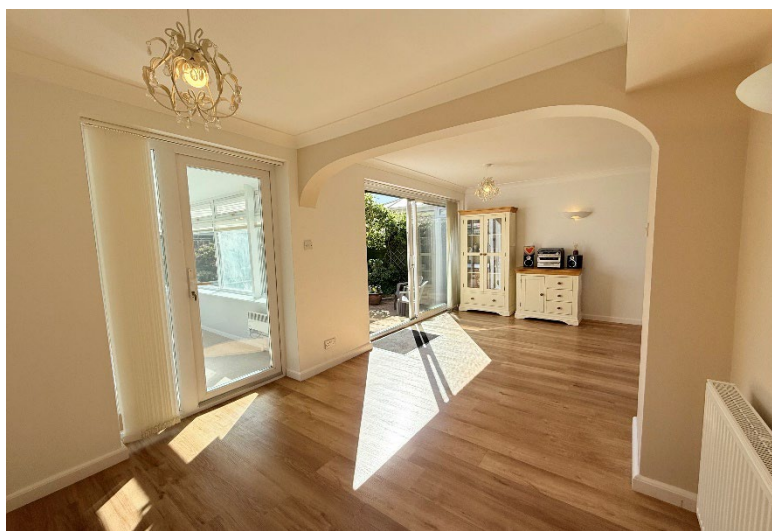
- An Extended Three Bedroom Detached Family Home
- L Shaped Open Plan Lounge Diner
- Breakfast Kitchen
- Conservatory
- South Facing Rear Garden
- Home Office

£535,000

Current EPC Rating 61 (D)

Current Council Tax Band E





Property Description

An extended detached family home situated in a cul-se-sac location and offering potential to extend further (STPP). Three bedrooms, L shaped open plan lounge diner, breakfast kitchen, conservatory, utility room, guest WC, home office, family bathroom, south facing rear garden, garage with remaining storage and off road 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

Welcoming & Spacious Entrance Hall

L Shaped Open Plan Lounge Diner - 5.66m x 5.38m (18'7" (max) x 17'8" (max)

Conservatory to Rear - 2.95m x 2.51m (9'8" x 8'3")

Breakfast Kitchen to Rear - 3.71m x 2.59m (12'2" x 8'6" (max)

Utility Room to Rear - 3.35m x 1.83m (11'0" x 6'0")

Guest WC - 1.73m x 0.76m (5'8" x 2'6")

Garage/Store - 2.18m x 2.77m (7'2" x 9'1")

Garage - 2.24m x 4.19m (7'4" x 13'9")

Storage Room - 1.93m x 1.24m (6'4" x 4'1")

Dual Aspect Bedroom One - 5.23m x 2.9m (17'2" x 9'6")

Bedroom Two to Front - 3.81m x 2.62m (12'6" x 8'7")

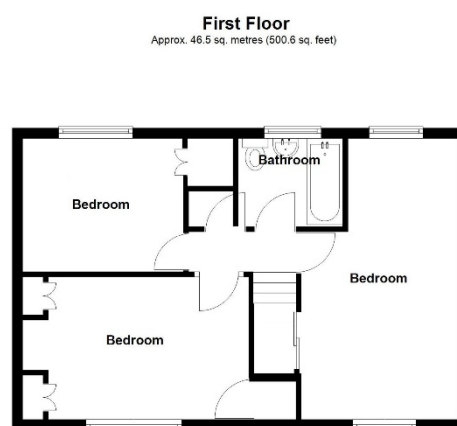
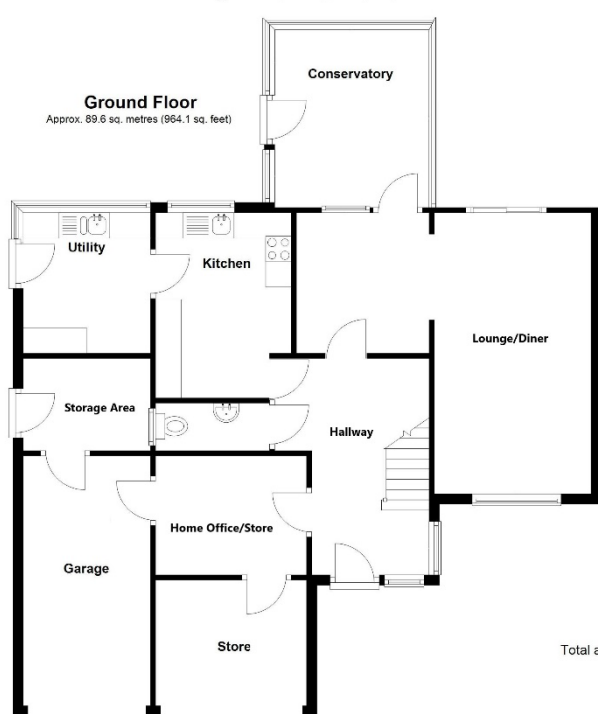
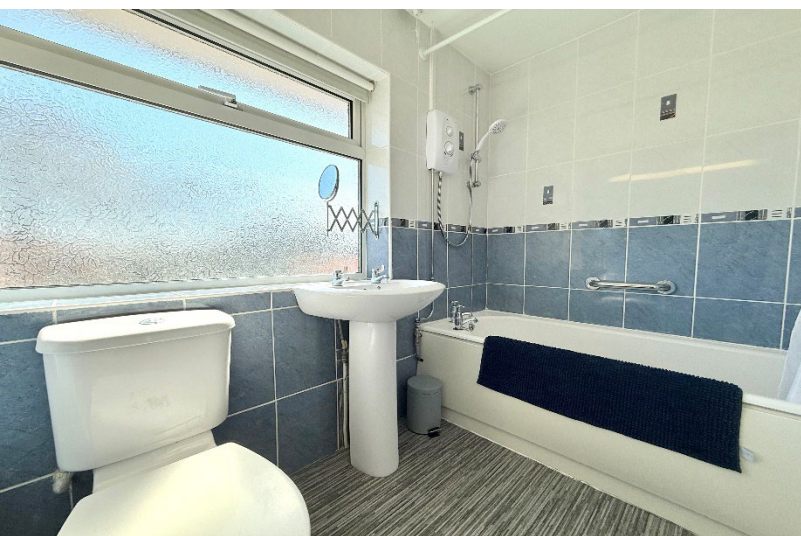
Bedroom Three to Rear - 2.59m x 2.34m (8'6" x 7'8")

Family Bathroom to Rear - 2.16m x 1.4m (7'1" x 4'7")

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 – E



Total area: approx. 136.1 sq. metres (1464.8 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.