



## Goodway Road Solihull

- A Beautifully Presented & Extended Three Bedroom Property
- Re-Fitted Kitchen/Diner & Ground Floor Shower Room
- Extensive Westerly Facing Rear Garden
- Lounge & Utility Room

**£360,000**

Current EPC Rating – 68 (D)  
Current Council Tax Band - C







## Property Description

A beautifully presented and extended semi-detached property offering three bedrooms, lounge, extended & re-fitted open plan kitchen/diner, utility room, ground floor shower room, family bathroom, large landscaped Westerly facing rear garden, garage store 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

Lounge to Front 4.7m (into bay) x 3m (15'5" x 9'10")  
 Extended Kitchen Diner Family Room 6.7m x 5.4m (21'11" x 17'8")

L Shaped Utility Room 3.2m x 1.9m (10'5" x 6'2")

Modern Ground Floor Shower Room

Bedroom One to Front 3.7m x 3m (12'1" x 9'10")

Bedroom Two to Rear 3.7m x 2.9m (12'1" x 9'6")

Bedroom Three to Front 2m x 1.8m (6'6" x 5'10")

Family Bathroom to Rear 1.9m x 1.7m (6'2" x 5'6")

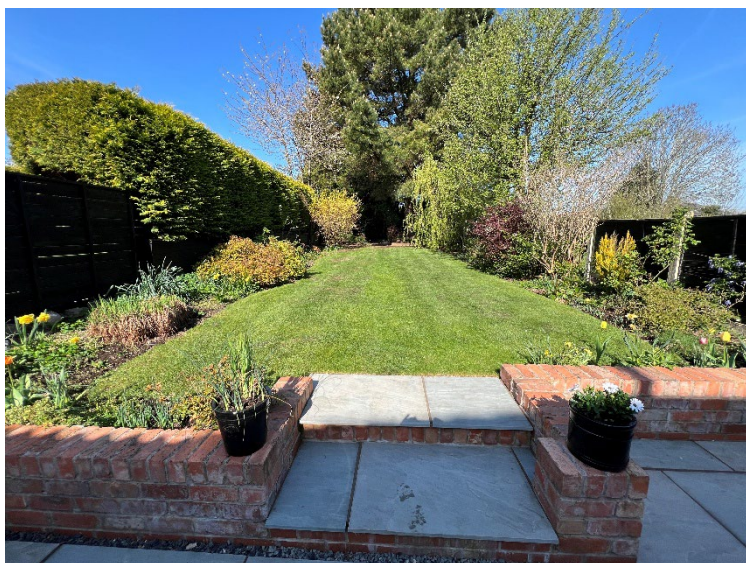
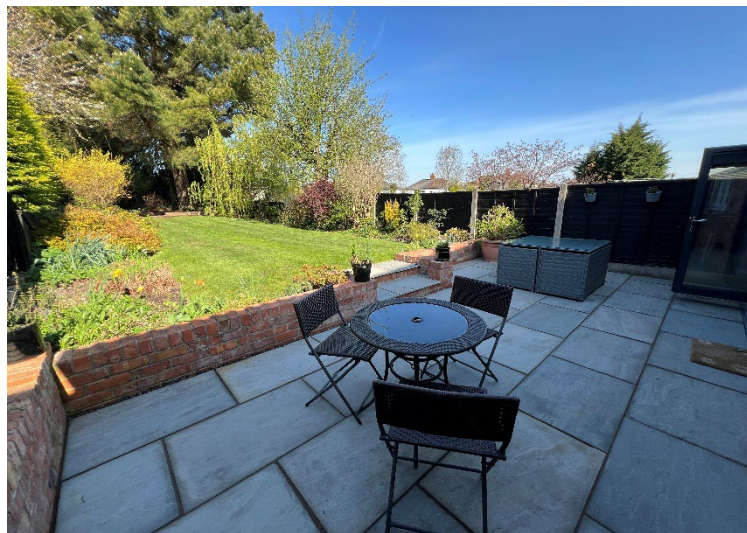
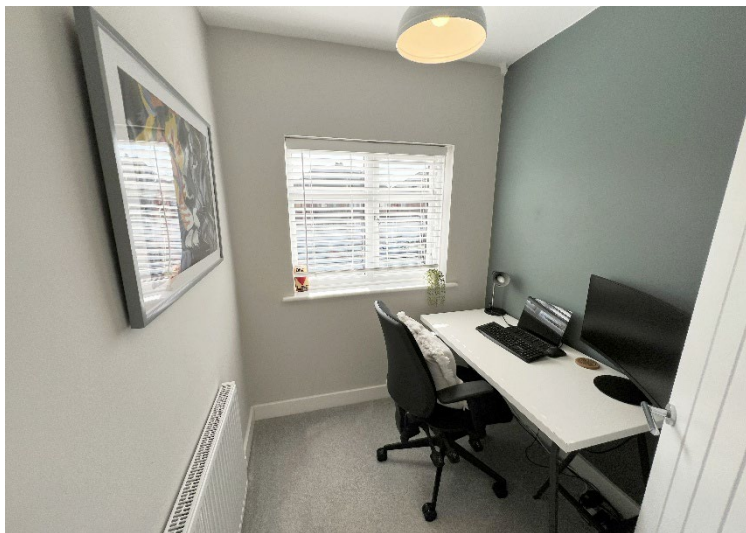
Tenure

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.

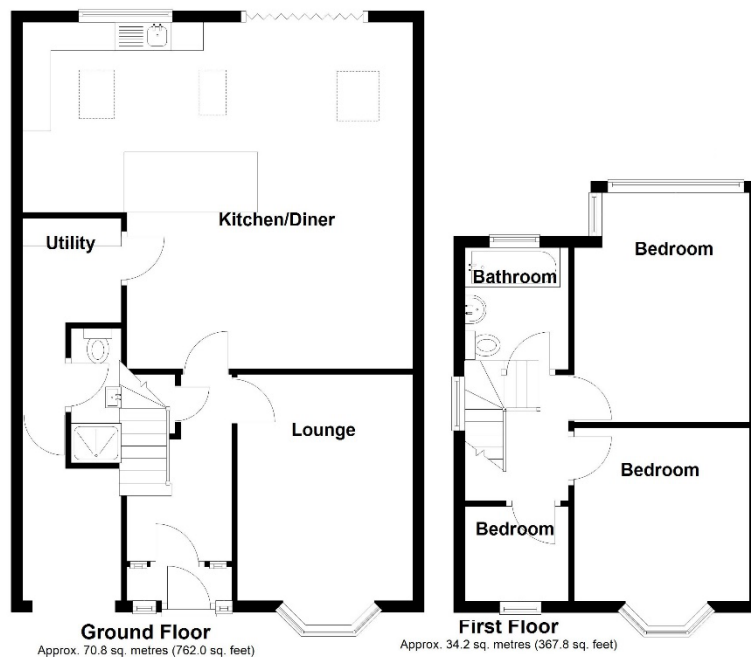
EPC supplied by Nigel Hodges.

Current council tax band – C





Total area: approx. 105.0 sq. metres (1129.8 sq. feet)



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.