



smarthomes

**Coventry Road**

Solihull

- A Well Presented Three Bedroom Family Home
- Modern Fitted Kitchen & Re-Fitted Family Shower Room
- Landscaped South Facing Rear Garden
- Two Reception Rooms

**£245,000**

Current EPC Rating - TBC  
Current Council Tax Band - C







## Property Description

A well presented semi-detached property situated in a most convenient location and offering accommodation comprising two reception rooms, modern fitted kitchen, three bedrooms, re-fitted family shower room and a landscaped South facing 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 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 5.05m x 3.1m (16'7" x 10'2")

Dining Room to Rear 2.77m x 2.64m (9'1" x 8'8")

Modern Fitted Kitchen to Rear 2.44m x 2.26m (8'0" x 7'5")

Bedroom One to Front 4.6m x 3.23m (15'1" x 10'7")

Bedroom Two to Rear 3.45m x 3.25m (11'4" x 10'8")

Bedroom Three to Front 2.18m x 1.73m (7'2" x 5'8")

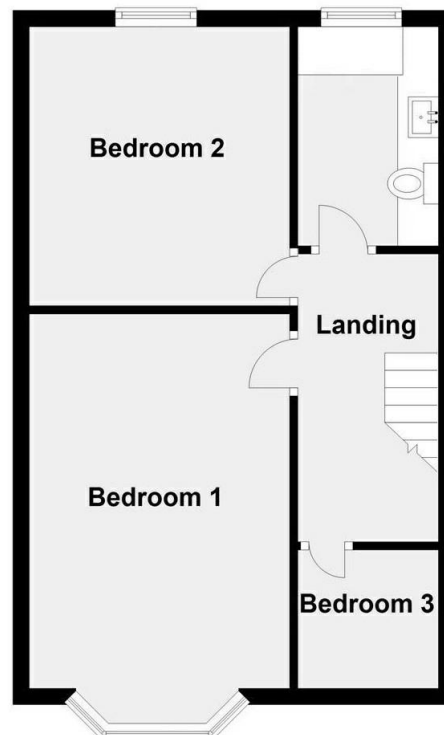
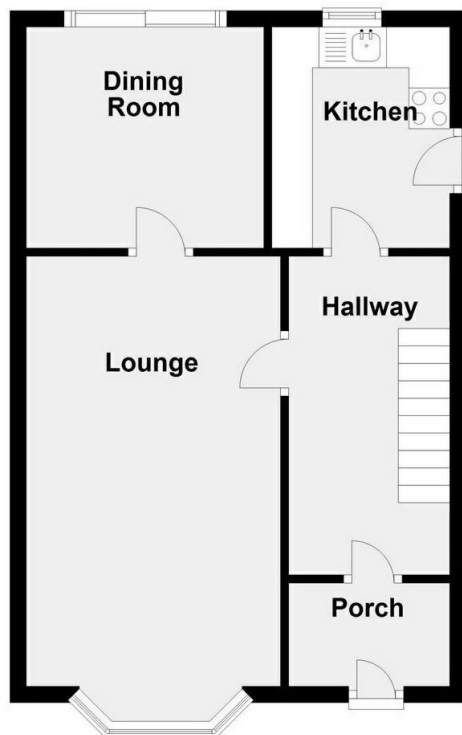
Re-Fitted Family Shower Room to Rear 2.01m x 1.65m (6'7" x 5'5")

### 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





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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.