



smarthomes

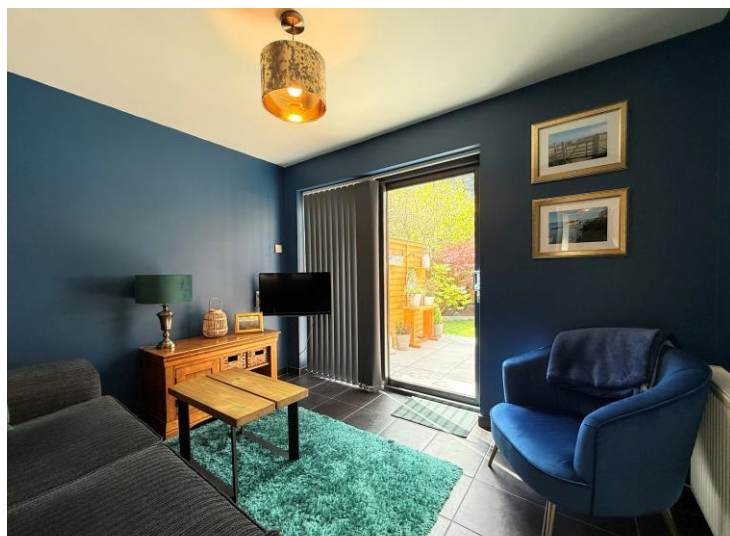
**Hombrook Grove**

Solihull

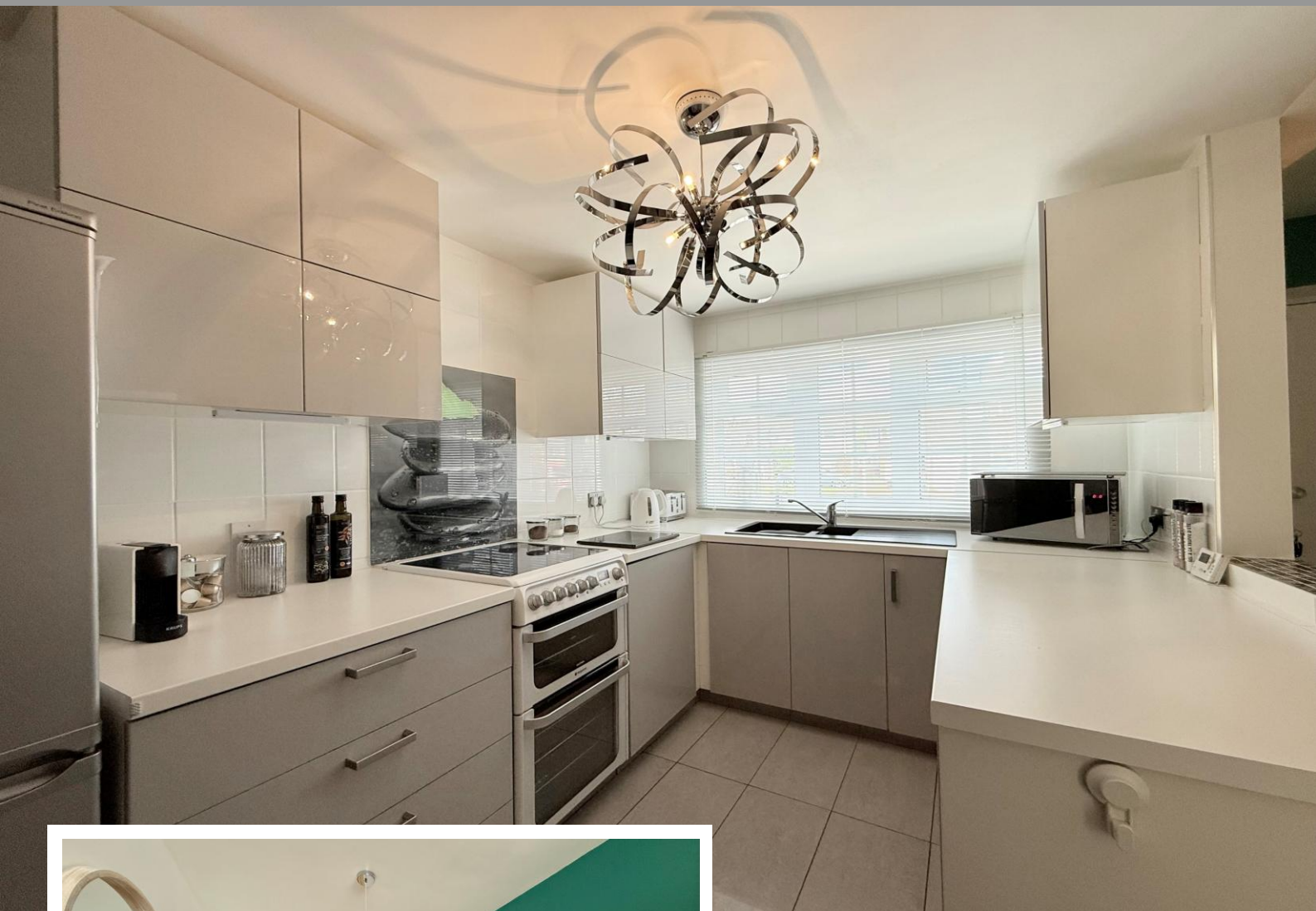
- A Beautifully Presented Three Bedroom Family Home
- Open Plan Re-Fitted Kitchen/Diner & Family Shower Room
- Landscaped South/Westerly Facing Rear Garden
- Two Reception Rooms

**£350,000**

Current EPC Rating - D  
Current Council Tax Band - C







## Property Description

A beautifully presented and extended semi-detached family home situated in a cul-de-sac location and offering spacious accommodation comprising an extended living room, further lounge, open plan re-fitted kitchen/diner, three good size bedrooms, re-fitted family shower room, landscaped South/Westerly facing rear garden, driveway parking and garage store with guest W.C

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

Open Plan Re-Fitted Kitchen/Diner to Front 6.12m max x 3.73m max (20'1" max x 12'3" max)

Extended Living Room to Rear 5.82m x 3.43m max (19'1" x 11'3" max)

Lounge to Rear 3.23m x 2.64m (10'7" x 8'8")

Bedroom One to Rear 3.56m x 2.95m (11'8" x 9'8")

Bedroom Two to Rear 3.18m x 2.74m (10'5" x 9'0")

Bedroom Three to Front 2.92m x 2.29m (9'7" x 7'6")

Re-Fitted Family Shower Room to Front 3.18m x 1.35m (10'5" x 4'5")

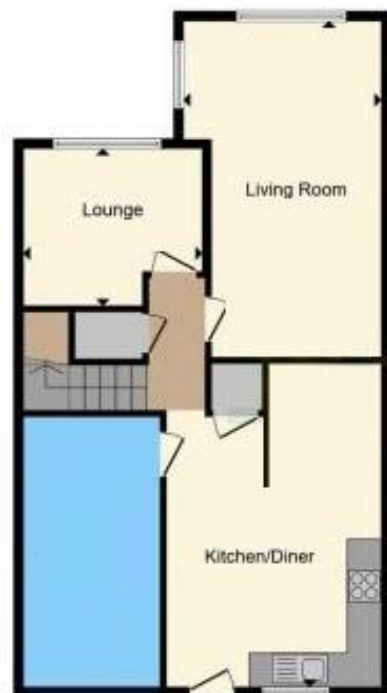
Garage Store with Guest W.C 4.7m x 0m (15'5" x 0'0")

### 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 – C





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 and 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.