



## Woodfield Road Solihull

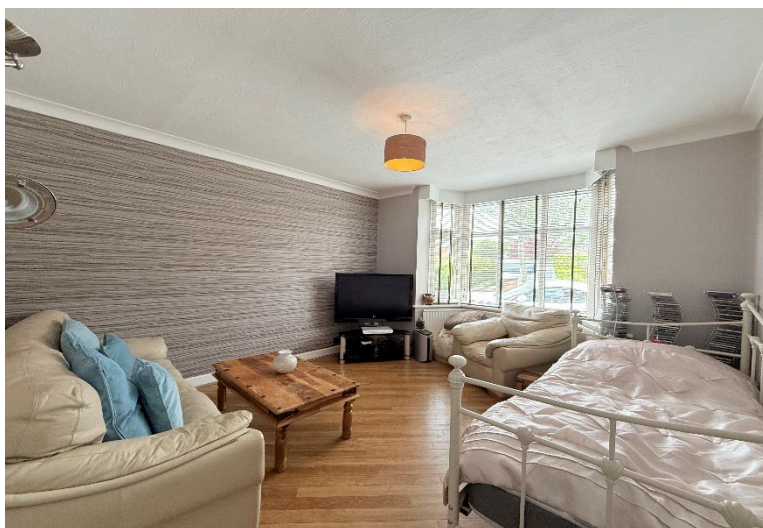
- An Extremely Well Presented Five Bedroom Detached
- Two Reception Rooms
- Superb Family Dining Kitchen
- Conservatory
- Master Bedroom With Large Dressing Room & En Suite
- Three Further First Floor Bedrooms & Four Piece Family Bathroom

**Offers Over £700,000**

Current EPC Rating 53 (E)  
Current Council Tax Band F





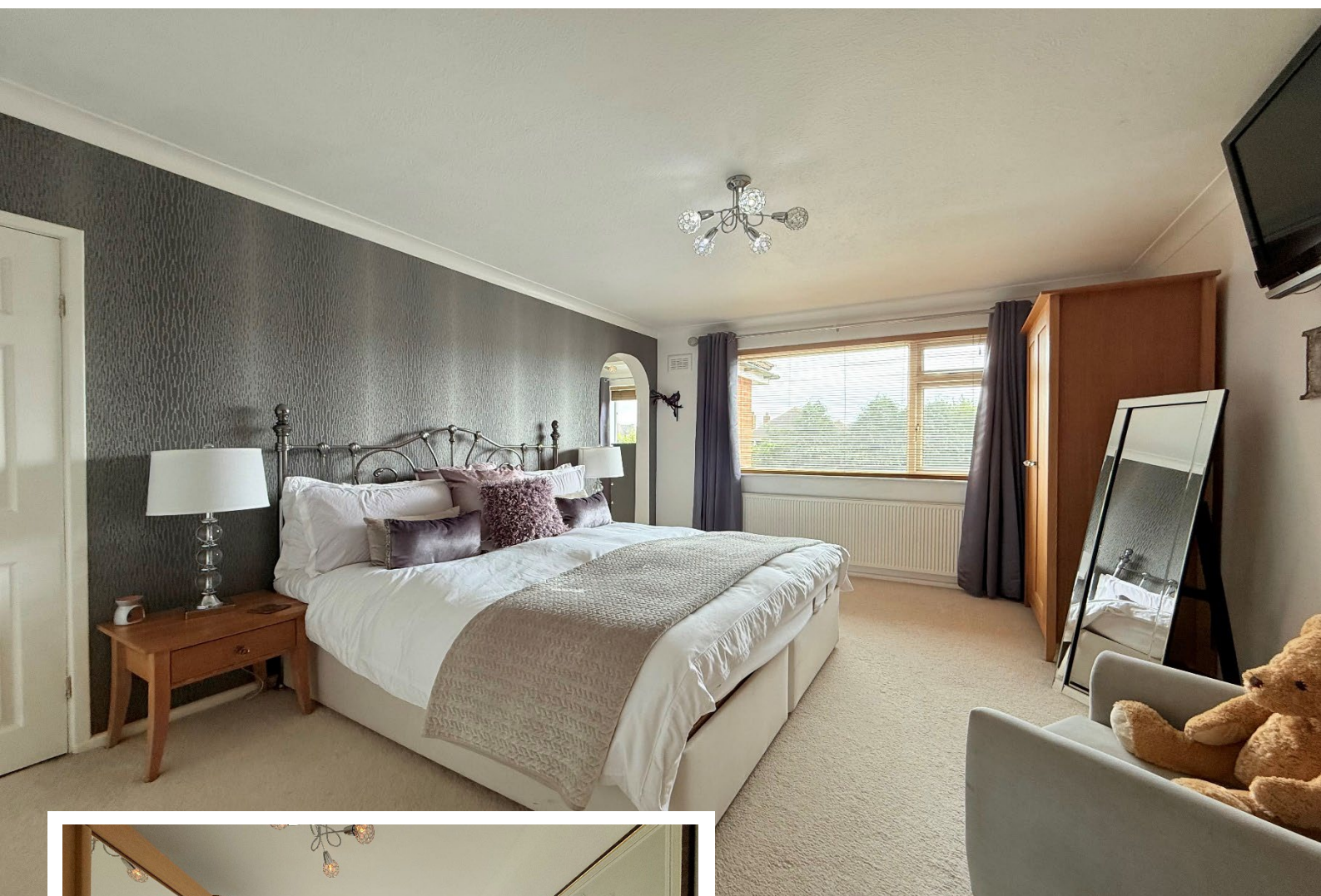


## Property Description

An extremely well presented five bedroom detached family home offering welcoming entrance hall, two reception rooms, superb family dining kitchen, conservatory, guest WC and utility, master bedroom with large dressing area and en suite shower room, three further first floor bedrooms and family bathroom, second floor bedroom with en suite shower room, good sized rear garden, double garage and ample 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 Entrance Hall

Reception Room One to Front - 4.19m x 3.56m (13'9" (into bay) x 11'8")

Reception Room Two to Rear - 4.98m x 3.56m (16'4" x 11'8")

Guest WC

Superb Family Dining Kitchen to Rear - 5.89m x 4.98m (19'4" x 16'4")

Conservatory to Rear - 4.17m x 3.1m (13'8" x 10'2")

Utility Room - 3.43m x 1.85m (11'3" x 6'1")

Bedroom One to Rear - 4.93m x 3.58m (16'2" x 11'9")

Large Dressing Room to Rear - 5.61m x 2.36m (18'5" x 7'9")

En Suite Shower Room to Rear - 2.06m x 1.3m (6'9" x 4'3")

Bedroom Two to Front - 4.42m x 2.97m (14'6" (into bay) x 9'9" (to wardrobes)

Bedroom Three to Front - 3.73m x 1.68m (12'3" x 5'6" (min) / 7'8" (max)

Bedroom Four to Front - 2.06m x 2.84m (6'9" x 9'4")

Four Piece Family Bathroom to Side - 3.66m x 2.06m (12'0" x 6'9")

Bedroom Five - 5.84m x 3.53m (19'2" (max) x 11'7" (max)

En Suite Shower Room - 1.52m x 1.68m (5'0" x 5'6" (into shower)

Double Garage - 3.81m x 1.85m (12'6" x 6'1")

### 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 vendor.

Current council tax band – F





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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.