



smarthomes

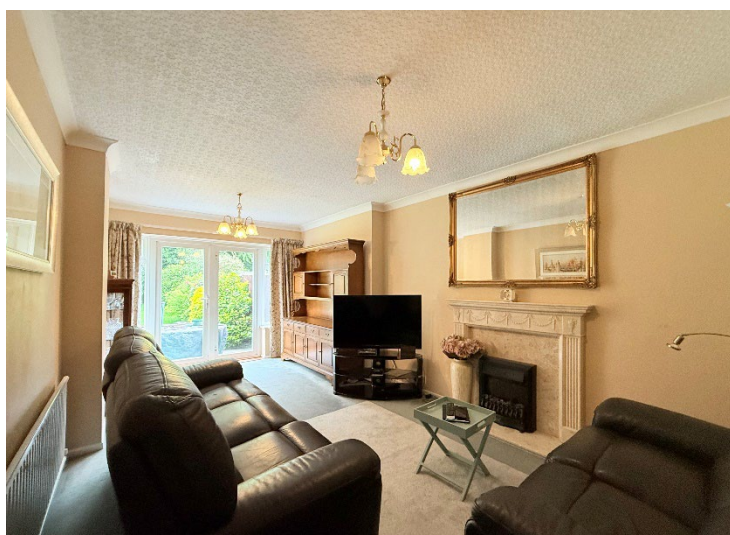
Leaffield Road

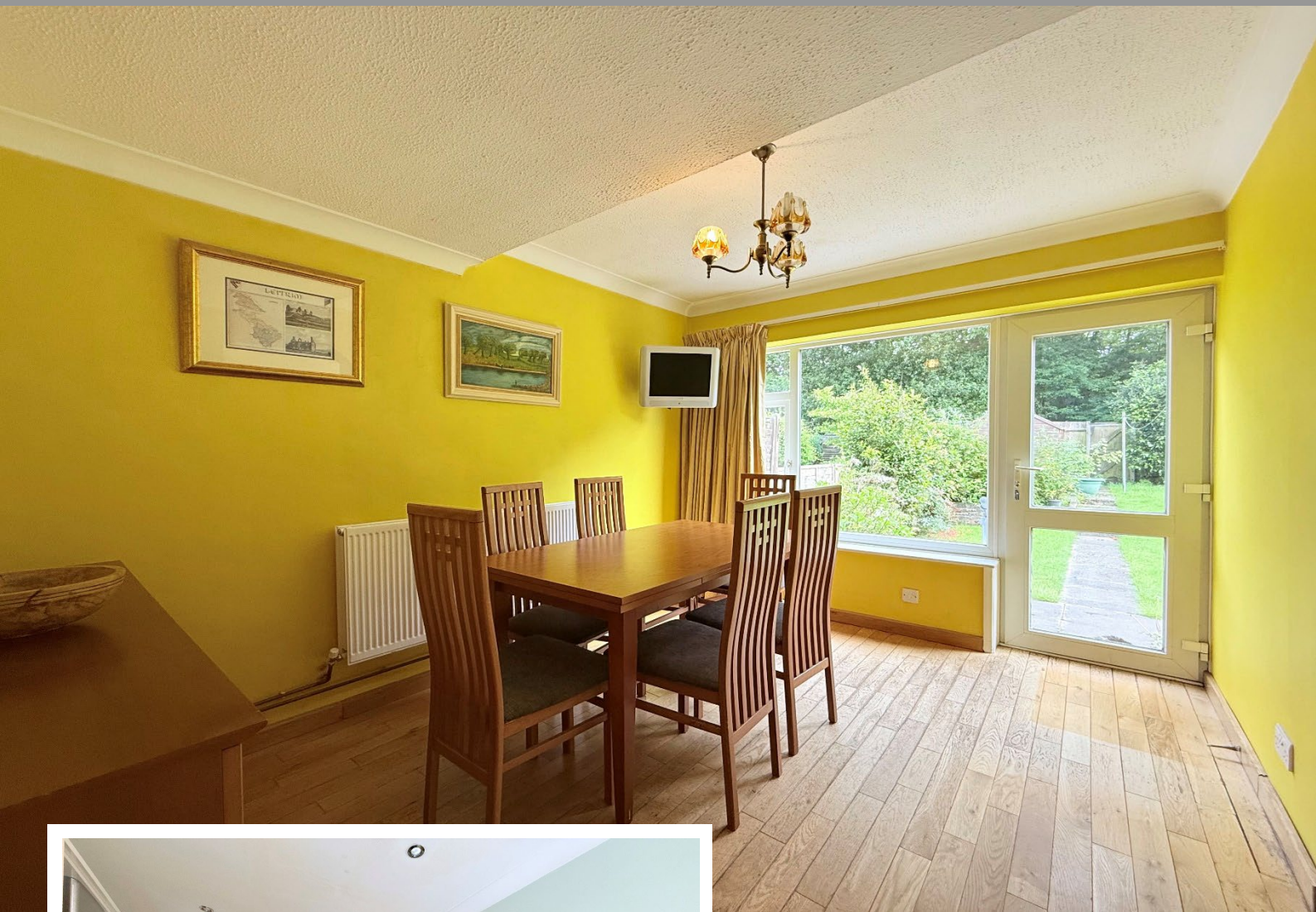
Solihull

- An Extended Five Bedroom Semi Detached Property
- Two Reception Rooms
- Extended Kitchen With Dining/Breakfast Room
- No Upward Chain

£475,000

Current EPC Rating 66 (D)
Current Council Tax Band D





Property Description

An extended five bedroom semi detached property offered for sale with no upward chain and briefly affording two reception rooms, extended kitchen with dining/breakfast room, ground floor shower room, four piece family bathroom, south facing rear garden, garage 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.

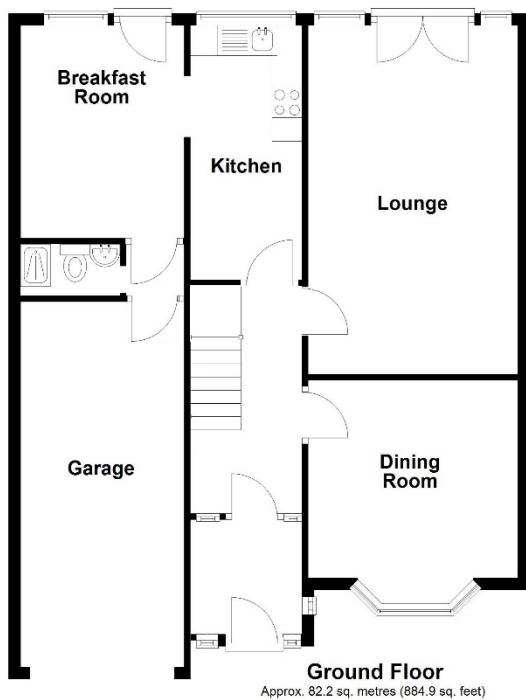
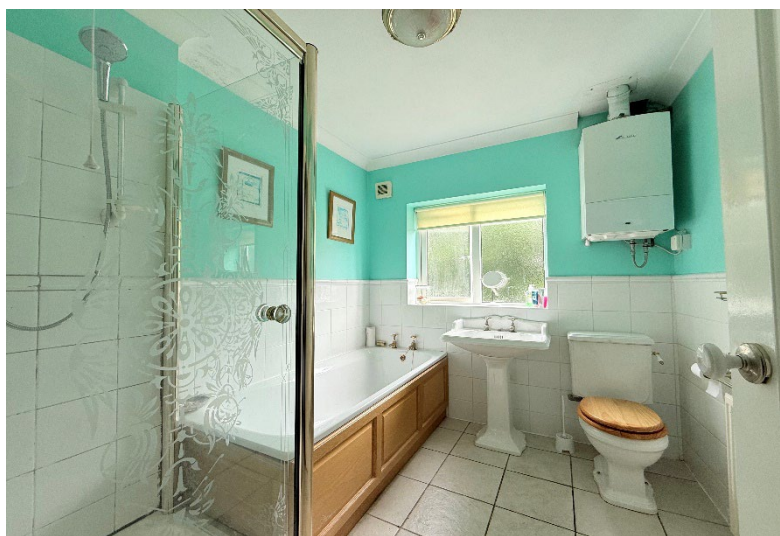


Rooms & Measurements

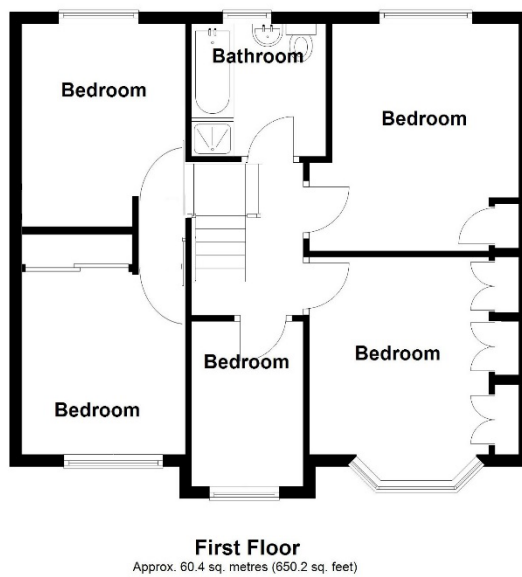
Reception Room One to Front - 3.89m x 3.53m (12'9" (into bay) x 11'7")
 Reception Room Two to Rear - 5.94m x 3.2m (19'6" x 10'6")
 Extended Kitchen to Rear - 4.65m x 2.16m (15'3" x 7'1")
 Dining/Breakfast Room to Rear - 3.56m x 2.82m (11'8" x 9'3")
 Lobby Area
 Ground Floor Shower Room - 1.91m x 0.99m (6'3" x 3'3")
 Bedroom One to Front - 4.06m x 2.9m (13'4" x 9'6" (to wardrobes)
 Bedroom Two to Rear - 3.58m x 3.23m (11'9" x 10'7")
 Bedroom Three to Rear - 3.43m x 2.82m (11'3" x 9'3")
 Bedroom Four to Front - 3.58m x 2.82m (11'9" x 9'3")
 Bedroom Five to Front - 2.46m x 1.88m (8'1" x 6'2")
 Four Piece Family Bathroom to Rear - 2.54m x 2.21m (8'4" x 7'3")
 Garage - 5.99m x 2.84m (19'8" x 9'4")

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 – D



Total area: approx. 142.6 sq. metres (1535.1 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.