



smarthomes

Chapel Fields Road

Solihull

- A Three Bedroom Semi Detached Family Home
- Two Reception Rooms
- Re-Fitted Kitchen & Re-Fitted Bathroom
- No Upward Chain

£335,000

Current EPC Rating 72 (C)
Current Council Tax Band D





Property Description

A three bedroom semi-detached family home offered for sale with no upward chain and benefiting from re-fitted kitchen and family bathroom, lounge, dining room, rear garden, driveway parking and garage to side

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

Entrance Hall

Dining Room to Rear - 4.34m x 3.4m (14'3" x 11'2")

Lounge to Front - 4.04m x 3.38m (13'3" (into bay) x 11'1")

Re-Fitted Kitchen - 3.43m x 2.24m (11'3" (max) x 7'4")

Bedroom One to Rear - 3.99m x 3.4m (13'1" x 11'2")

Bedroom Two to Front - 3.58m x 3.43m (11'9" (into bay) x 11'3")

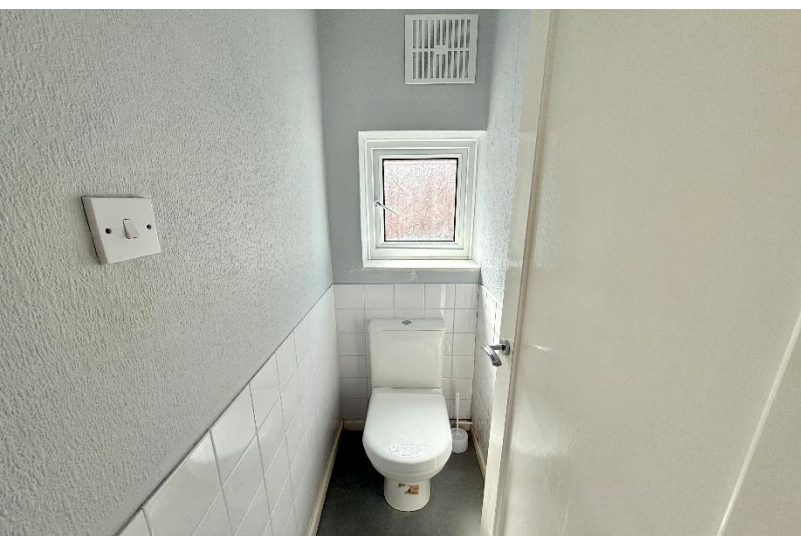
Re-Fitted Family Bathroom to Rear - 2.21m x 1.65m (7'3" x 5'5")

Separate WC to Side

Garage

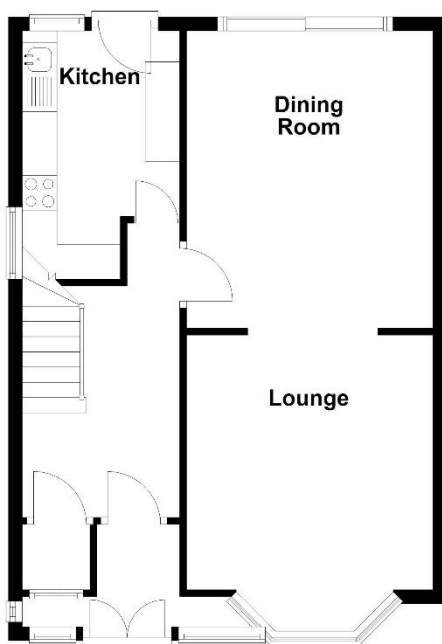
Tenure

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



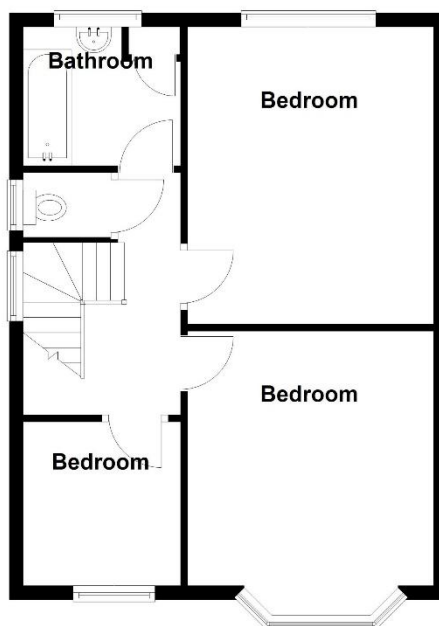
Ground Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 98.3 sq. metres (1057.6 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.