



smarthomes

Fernhill Road

Solihull

- A Three Bedroom Semi Detached Property
- In Need Of Internal Modernisation
- Lounge & Dining Room
- Conservatory
- Low Maintenance Rear Garden
- Potential For Extension (STPP)
- NO UPWARD CHAIN

Offers Over £340,000

Current EPC Rating - 69 (C)

Current Council Tax Band - D





Property Description

A three bedroom semi detached property in need of internal modernisation and offering potential for extension (STPP), lounge, dining room, conservatory, kitchen, guest WC, shower room, separate WC, garage and low maintenance 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 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

Lounge to Front - 5m x 3.73m (16'5" (into bay) x 12'3")

Dining Room - 2.9m x 2.67m (9'6" x 8'9")

Kitchen to Rear - 2.95m x 2.87m (9'8" x 9'5")

Rear Lobby Area - 1.6m x 1.52m (5'3" x 5'0")

Guest WC

Garage - 5.05m x 2.59m (16'7" x 8'6")

Conservatory - 2.87m x 2.44m (9'5" x 8'0")

Bedroom One to Front - 3.71m x 3.23m (12'2" x 10'7")

Bedroom Two to Rear - 2.84m x 3.2m (9'4" x 10'6")

Bedroom Three to Front - 2.36m x 2.67m (7'9" x 8'9")

Shower Room to Rear - 2.36m x 1.3m (7'9" x 4'3")

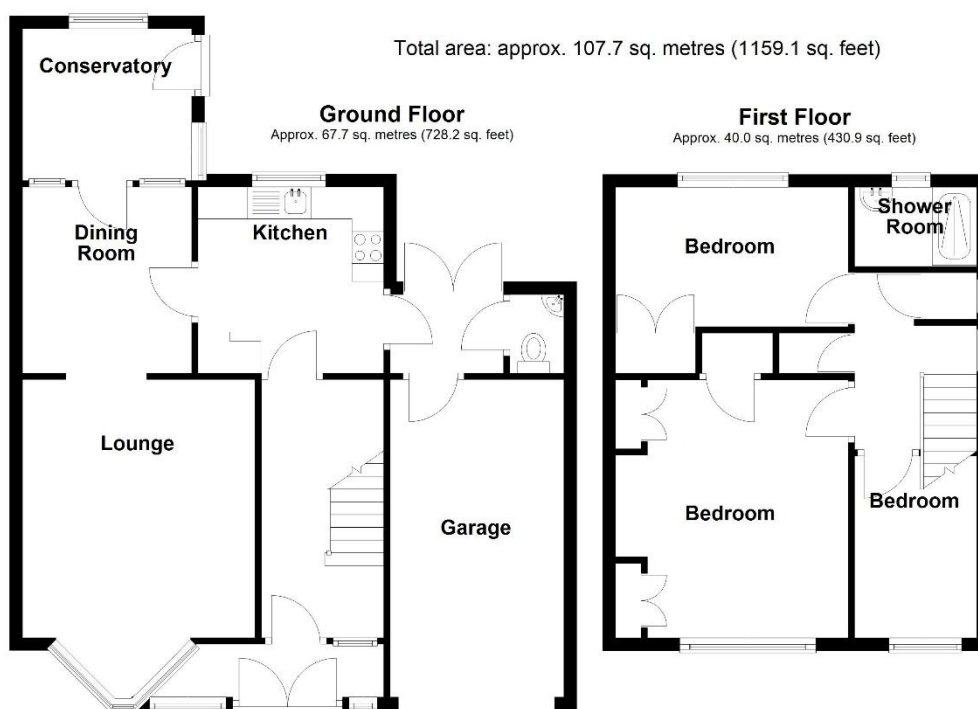
Separate WC

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



316 Stratford Road
Shirley
Solihull
B90 3DN

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 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.