



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 £332,500**

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

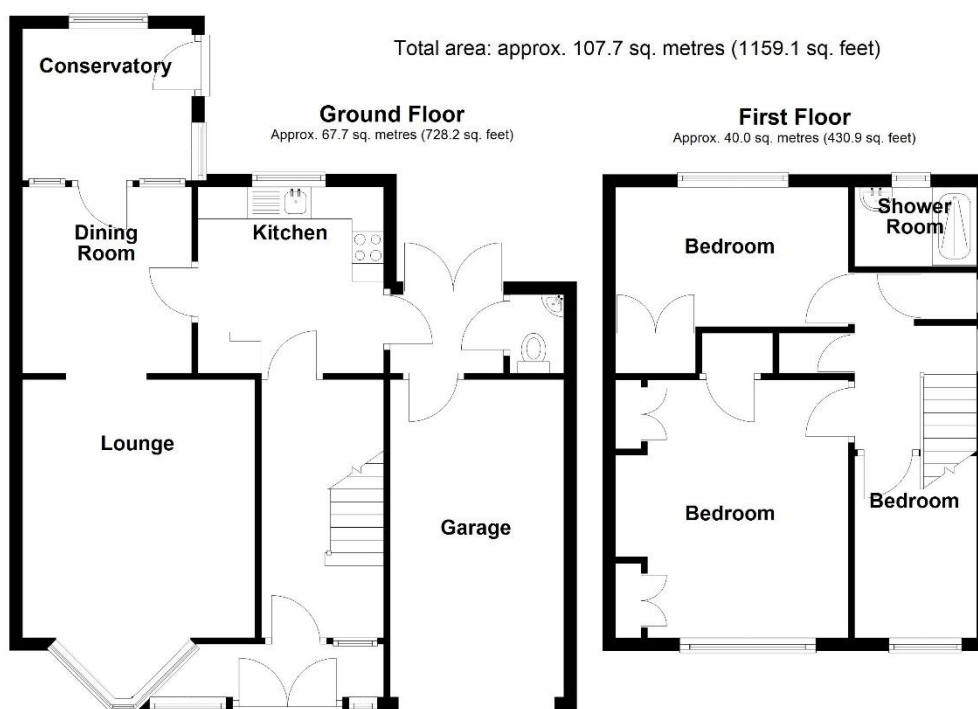
### Tenure

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





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